

# For Lease Retail Building



## 1307 S. Grand Blvd., Spokane, Washington

### **Property Features**

Parcel Number: 35203.3309

Building Size: 1,400 SF +/-

Lot Size: 6,342 SF +/-

On-Site Parking

Zoning: CC1-NC

Traffic Count: 18,400 VPD on Grand Blvd.

 Excellent South Hill Location- Near the Southeast Corner of 13<sup>th</sup> & Grand

Owner is a Licensed Real Estate Broker

Lease Rate: \$24/PSF/Yr. NNN \$2,800/Month

For More Information, Contact:

Stephen Pohl Managing Broker

+1 509 622 3568 spohl@naiblack.com

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#### 1307 S. Grand Blvd. Spokane, WA

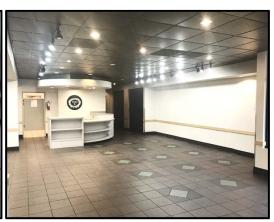














2018 Demographics:

3 Miles 5Miles 7Miles 197,053 274,718

Population: 103,283 Avg. HHI: \$69,302 \$69,423 \$70,857

2023 Projected

Population: 107,595 205,568 287,507

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