



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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2018 Demographics:			
	<u>3 Miles</u>	<u>5Miles</u>	<u>7Miles</u>
Population:	103,283	197,053	274,718
Avg. HHI:	\$69,302	\$69,423	\$70,857
2023 Projected			
Population:	107,595	205,568	287,507

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