

For Ground Lease  
**Vacant Land**



E. 57<sup>th</sup> Ave.

S. Ben Burr Rd.

**Site**

## SEC of E. 57<sup>th</sup> Ave. & Ben Burr Rd., Spokane, WA 99223

### Property Features

- 17,424 SF ±
- Rare South Hill Commercial Zoning
- In-Fill Site Surrounded by Residential
- Great Location For a Bank, Credit Union or Coffee Stand
- All Utilities to Site
- Sidewalks, curb cuts and a portion of the parking lot are completed
- Owner is a Licensed Real Estate Broker in the State of Washington

### Lease Rate:

**\$4,000/Month NNN**

For More Information, Contact:

**Dave Black**

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**Brent Johnson**

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**Site**

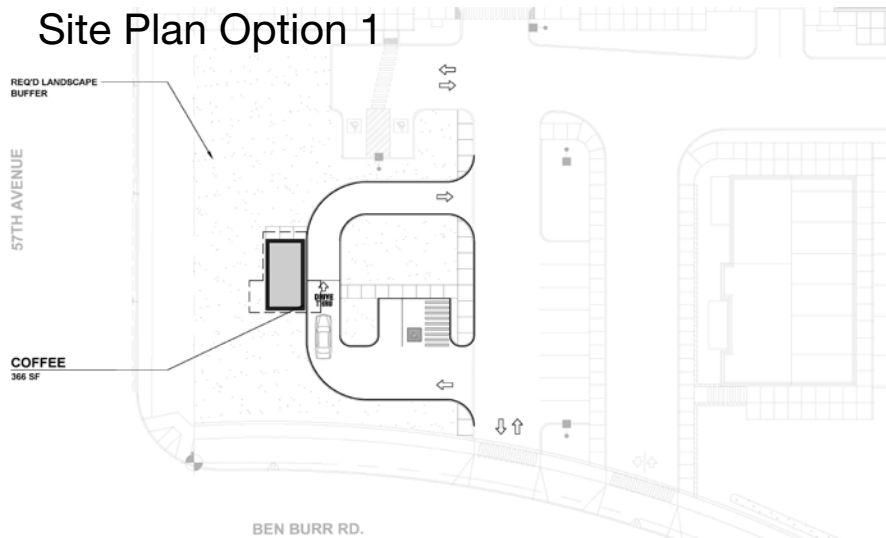
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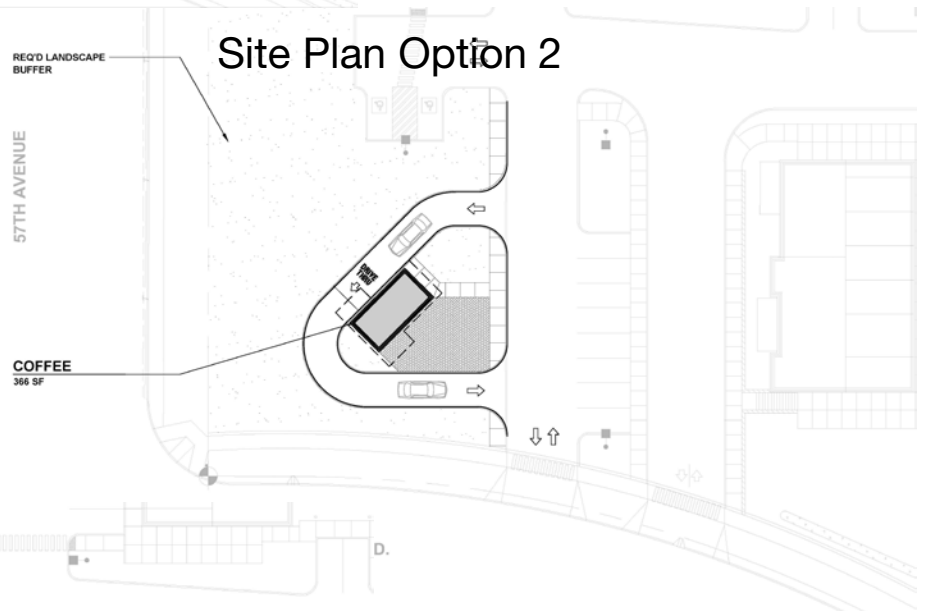
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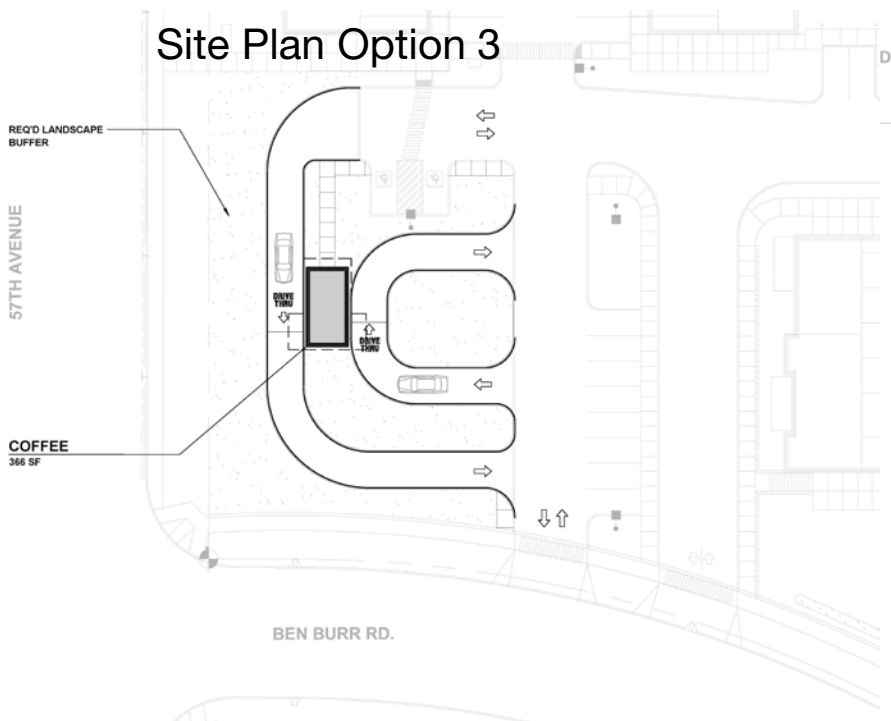
## Site Plan Option 1



## Site Plan Option 2



## Site Plan Option 3



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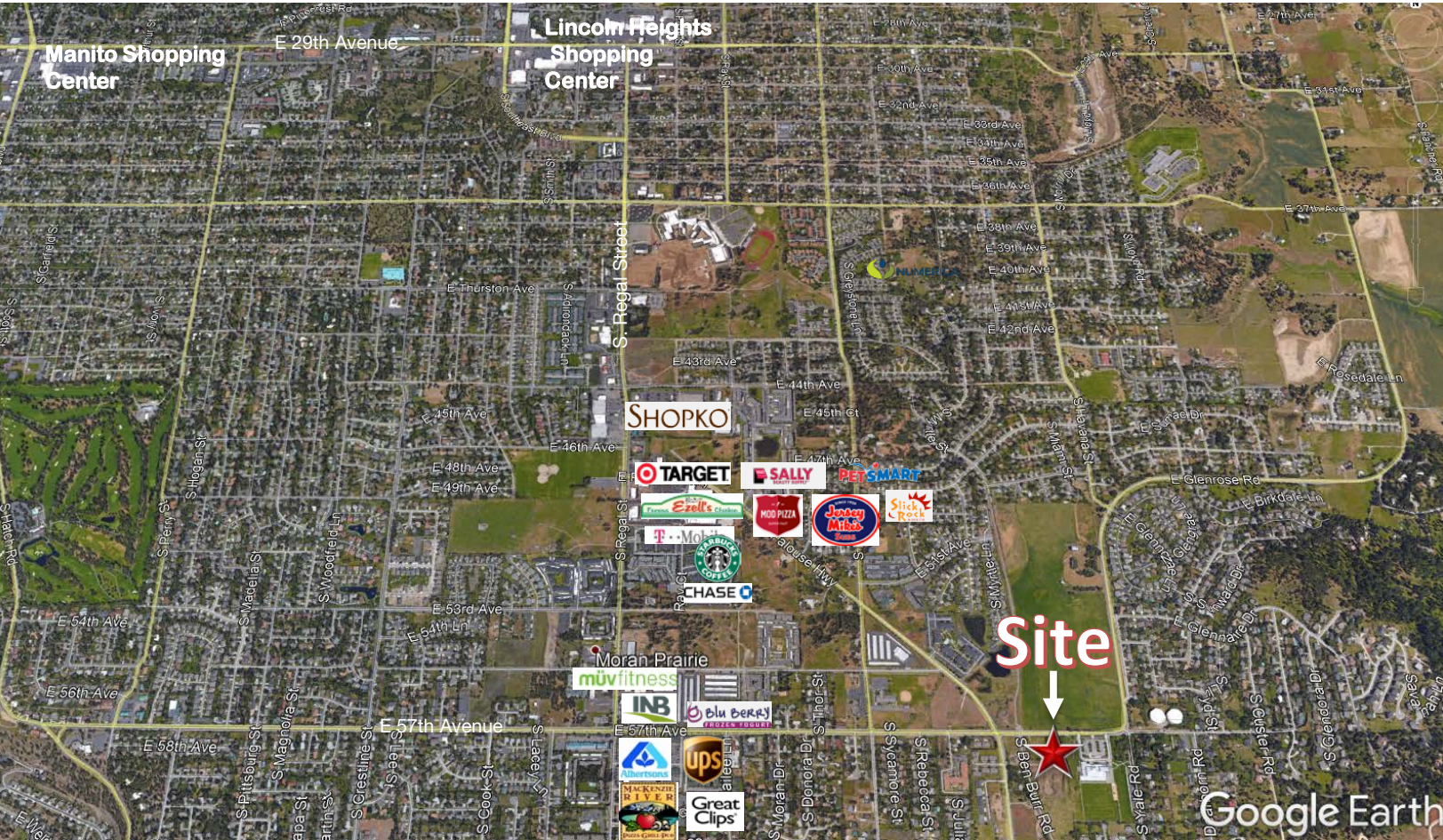
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Spokane, Washington 99223



### 2017 Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population:	41,700	98,362	210,446
Average HHI:	\$95,027	\$86,876	\$70,464
Median Age:	42.6	41.4	38.0
2022 Projected			
Population:	43,783	102,565	218,395

Traffic Counts: E. 57th & Palouse Hwy. 7,692 VPD estimated  
E. 57th & S. Regal 13,721 VPD estimated

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