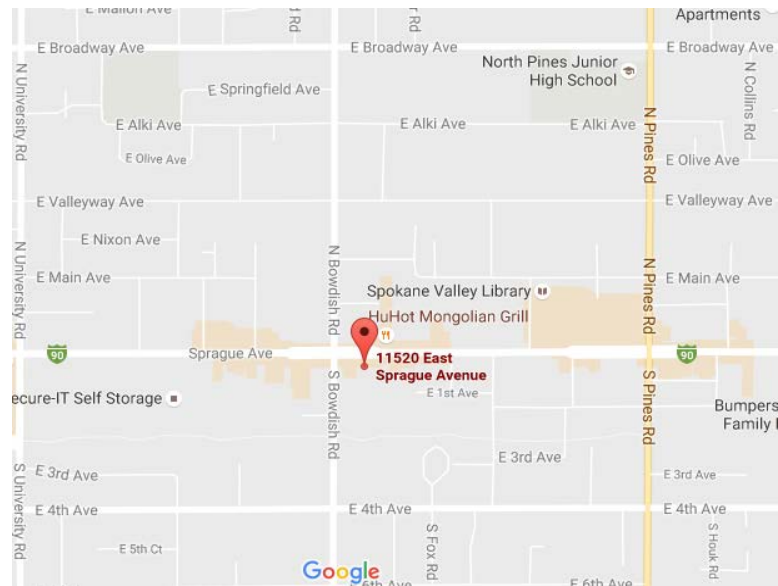


## 11520 E. Sprague, Spokane Valley, WA 99206

### Property Features

- Retail Pad Site Available
- Lot Size: 24,890 SF ± (or 0.57 Acres ±)
- Reciprocal Parking
- Zoning: CMU
- Parcel Number: 45211.0714
- Located Near the Southeast Corner of Sprague & Bowdish

**Lease Rate: \$2,500/Mo. NNN**



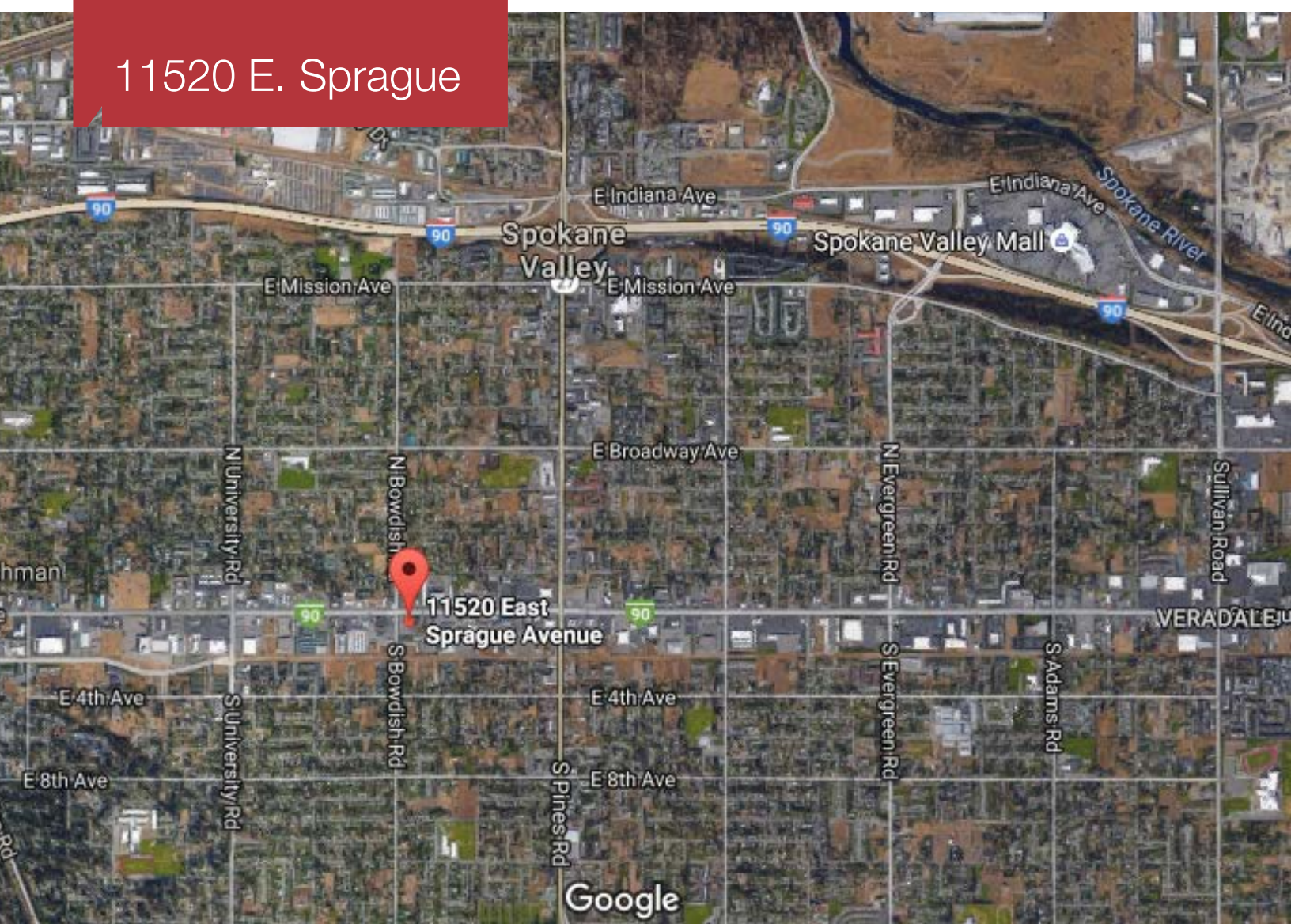
**Chris Bell, SIOR**

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11520 E. Sprague



## 2016 Demographics

Population:

Within 1 Mile: 12,887  
Within 3 Miles: 72,051  
Within 5 Miles: 117,441

Average Household Income:

Within 1 Mile: \$52,475  
Within 3 Miles: \$59,516  
Within 5 Miles: \$67,798

Traffic Counts (ADT)

Sprague: 29,865 ±  
Bowdich: 7,200 ±

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