



LINCOLN LANDING AT QUEENSGATE

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RICHLAND, WA 99352

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PROPERTY INFORMATION

- Property Summary
- Property Description
- Complete Highlights

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LOCATION INFORMATION

- Regional Map
- Location Maps
- Aerial Map
- Market Map

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DEMOGRAPHICS

- Demographics Map
- 1 Mile InfoGraphics
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- 5 Mile InfoGraphics

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1 PROPERTY INFORMATION

Lincoln Landing At Queensgate
Richland, WA 99352

Property Summary



Sale Price

\$14.00 / SF

PROPERTY OVERVIEW

Queensgate Retail Land For Sale. Prime retail location adjacent to Home Depot, Walmart, Target, Gold's Gym, DQ, Krispy Kreme, McDonalds, MOD Pizza, Home 2 Suites by Hilton and a host of other national brands.

5.01 acre site available, seller will subdivide. Excellent location for local and national retailers.

OFFERING SUMMARY

| | |
|---------------|------------------------------|
| Lot Size: | 5.01 Acres |
| Price / Acre: | \$609,840 |
| Zoning: | C-2 Retail Business District |
| Market: | Kennewick - Pasco - Richland |
| APN: | 121981000002031 |

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Description

ZONING

Zoned by the City of Richland as C-2 Retail Business Use, defined in Richland Municipal Code Chapter 23.22 as:

The retail business use district [C-2] is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

LOCATION OVERVIEW

Prime retail location at the Queensgate area of Richland, WA. This site has Interstate 182 frontage and sits adjacent to Queensgate Cinemas. There is excellent access from Keene Road and Duportail Road.

Besides being a new and growing hub for retail development, the Queensate area is surrounded by both established and growing residential development.

The new bridge connecting Duportail Road from the older part of Richland to the Queensgate area will be completed soon and will only add more daily retail traffic to the area. This site has over 13,500 cars per day on Duportail, 15,712 cars per day on Keene Road and 23,000 cars per day on I-182.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

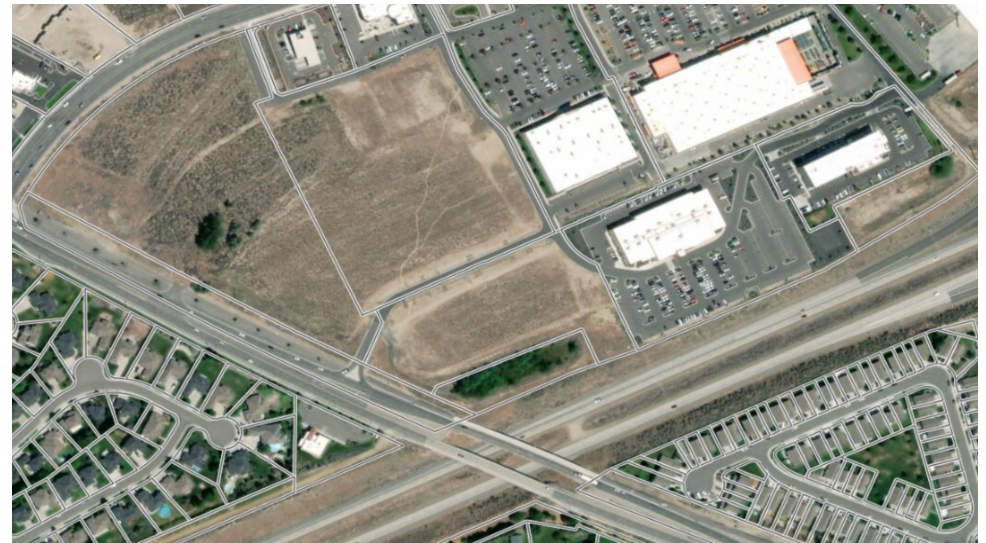
The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport [PSC] offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.



Complete Highlights

SALE HIGHLIGHTS

- 5.01 Acres
- Seller Will Sub-Divide
- Excellent Access
- Interstate Frontage
- Surrounded by Established National Retailers
- Flexible Lot Sizes Available
- All City Services Available



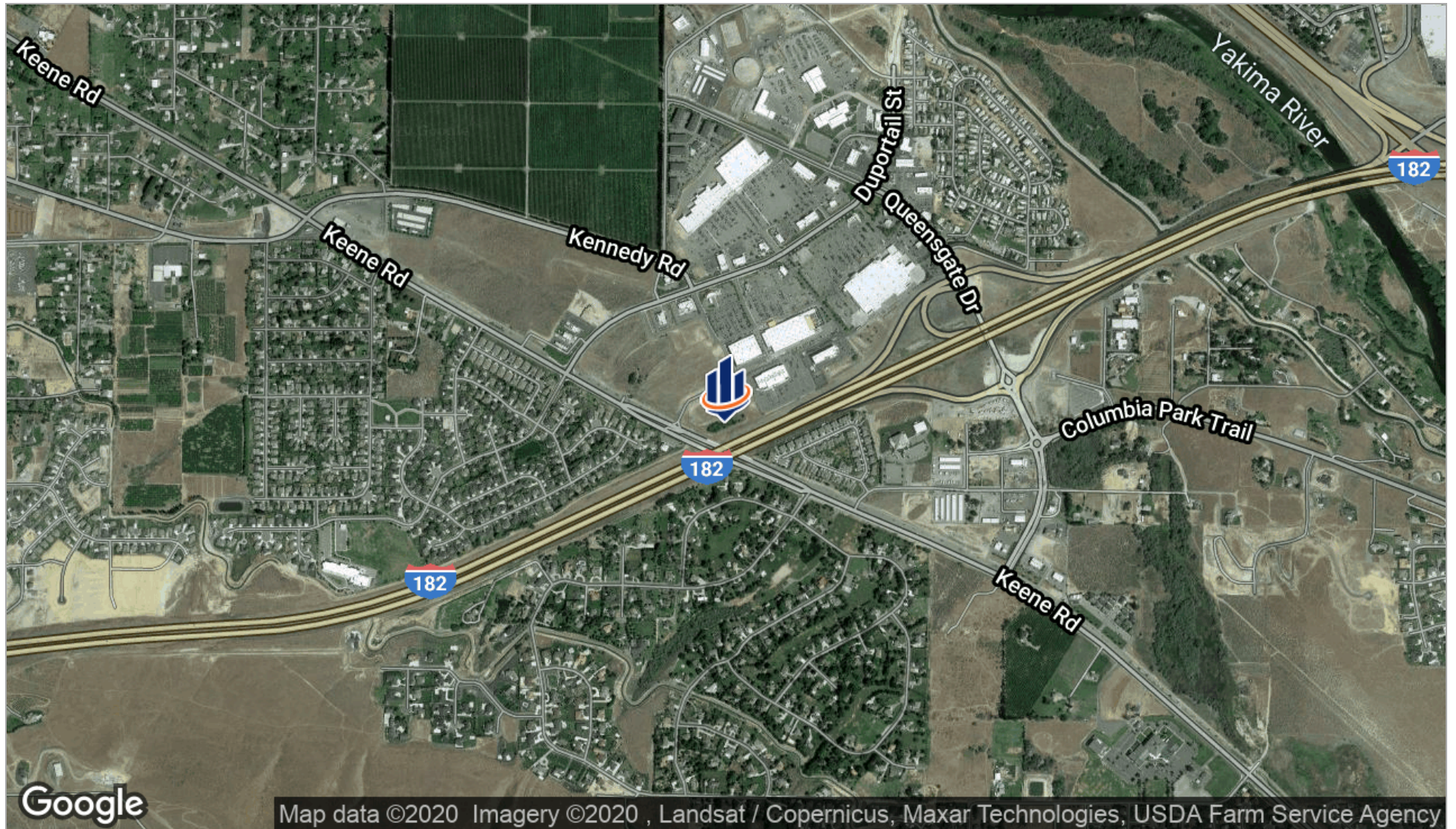
2 LOCATION INFORMATION

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Regional Map



Location Maps



Aerial Map



Market Map

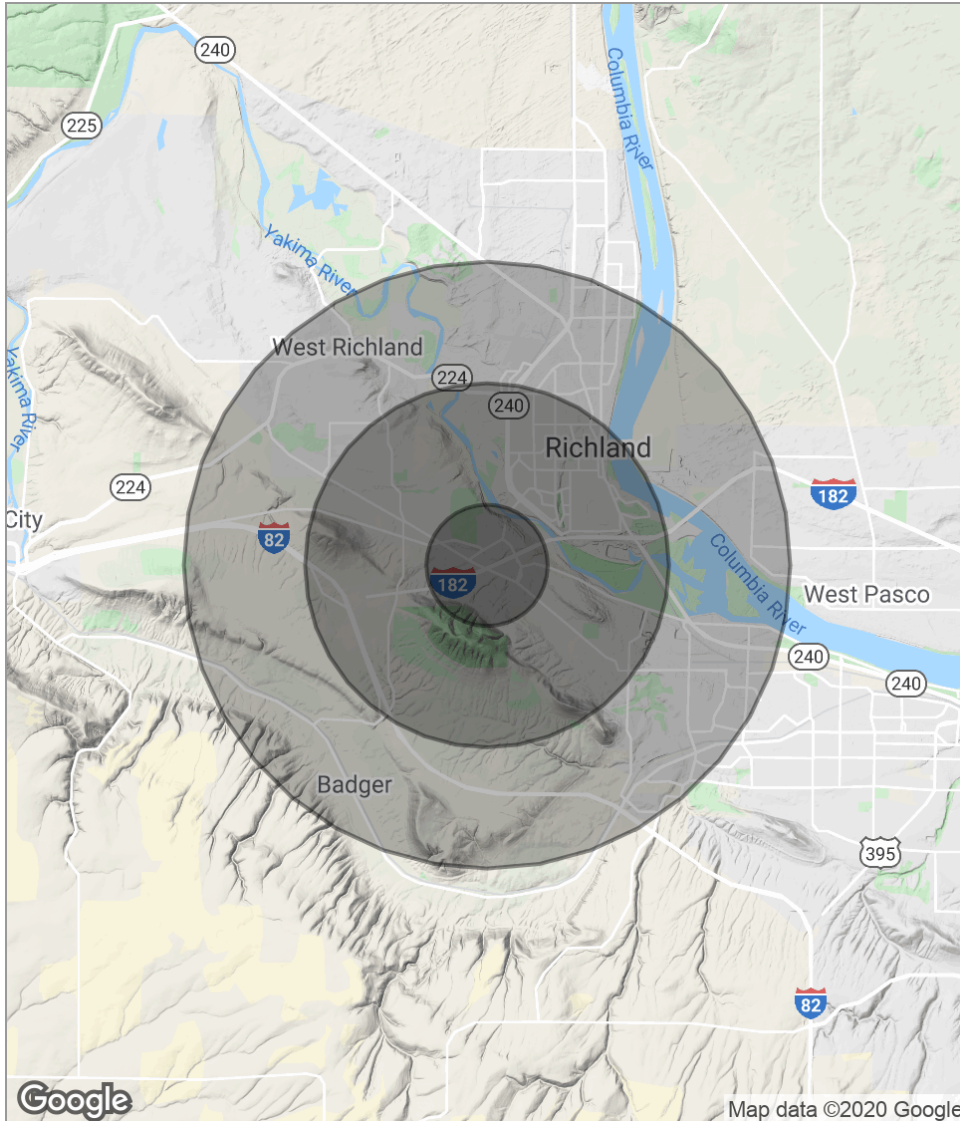


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DEMOGRAPHICS

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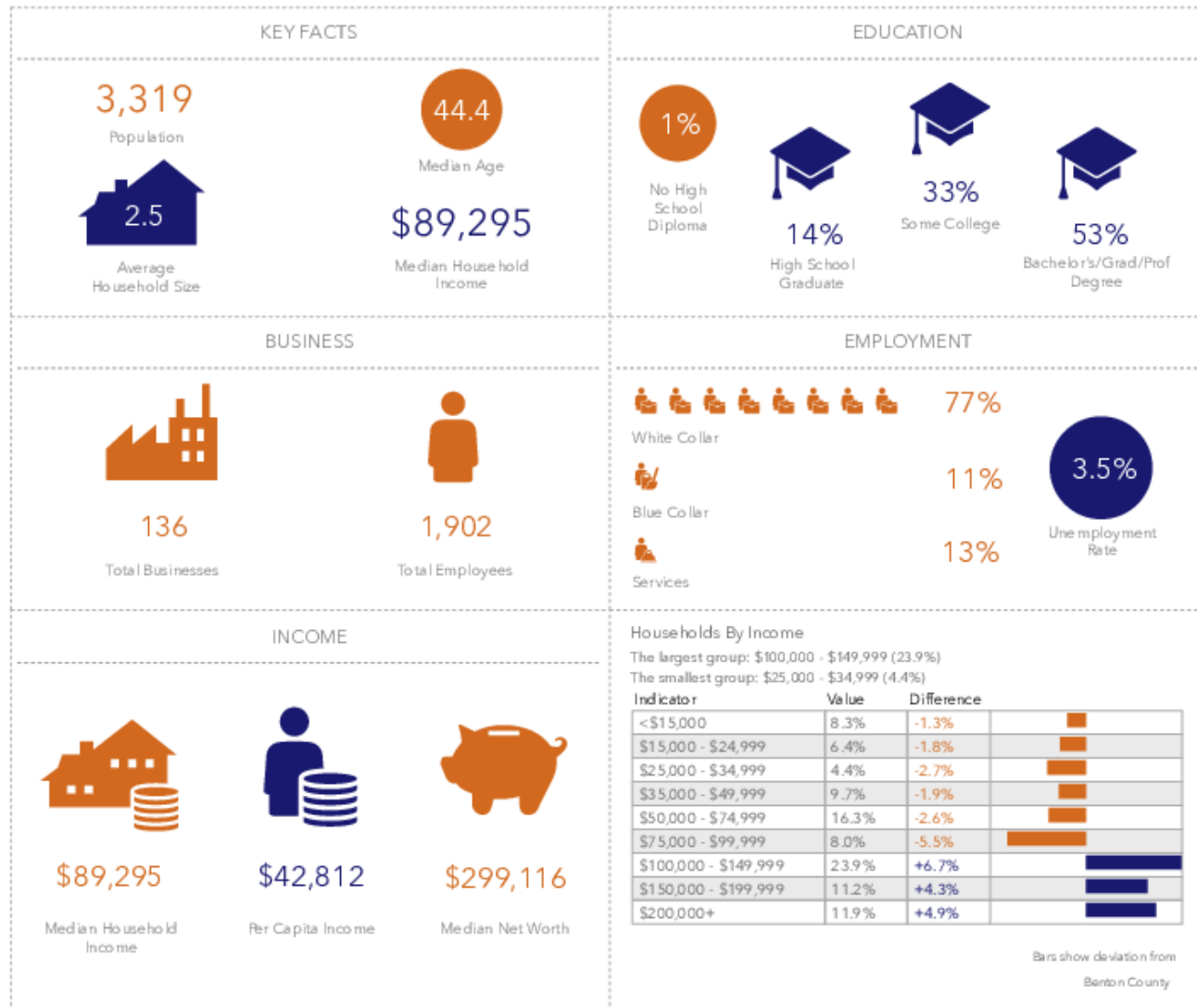
Demographics Map



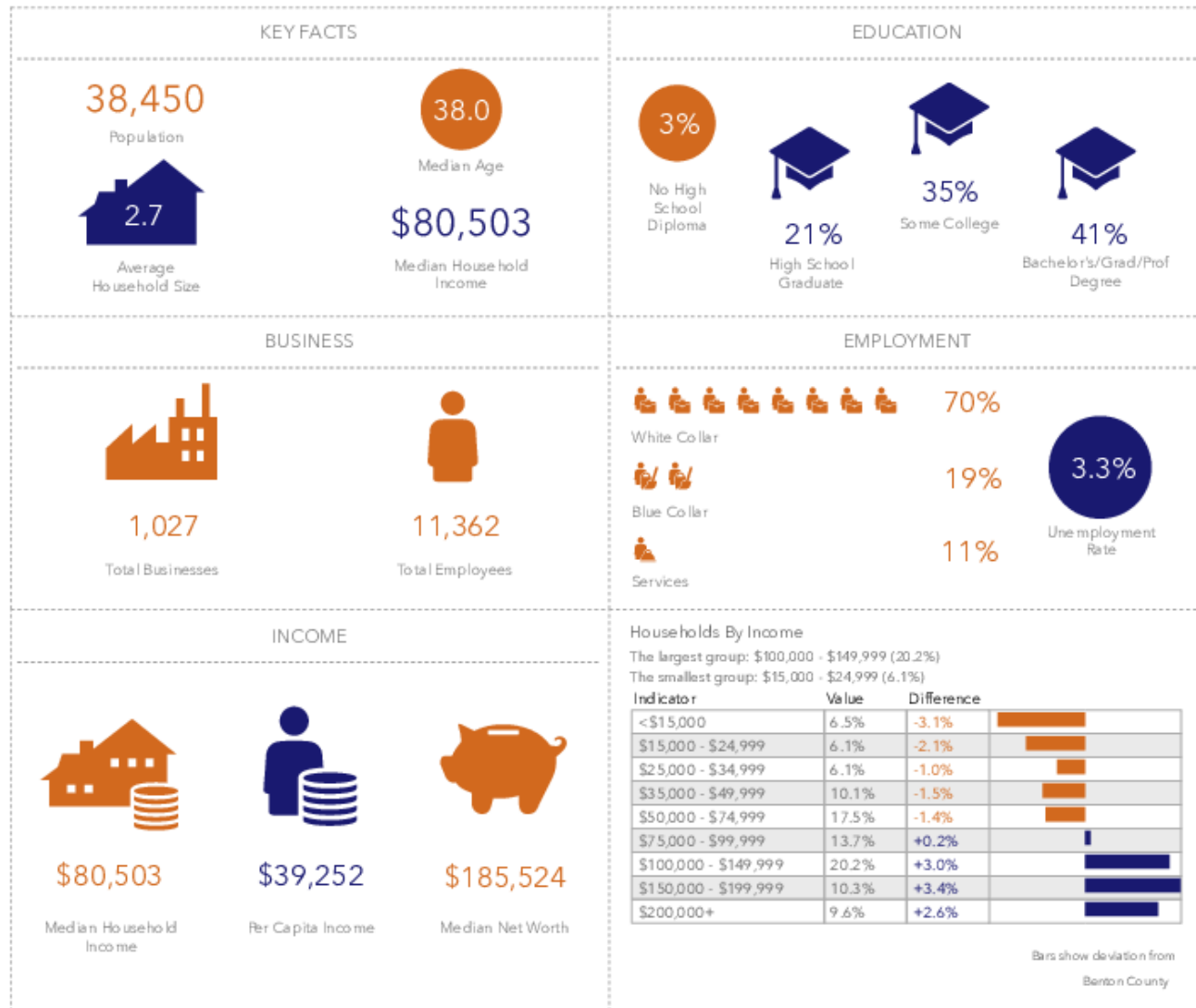
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 3,909 | 35,177 | 68,969 |
| Median age | 41.4 | 37.9 | 37.3 |
| Median age [Male] | 40.8 | 38.1 | 37.4 |
| Median age [Female] | 41.9 | 37.9 | 37.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,422 | 13,122 | 25,782 |
| # of persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH income | \$117,472 | \$85,240 | \$84,713 |
| Average house value | \$284,462 | \$225,355 | \$232,054 |

* Demographic data derived from 2010 US Census

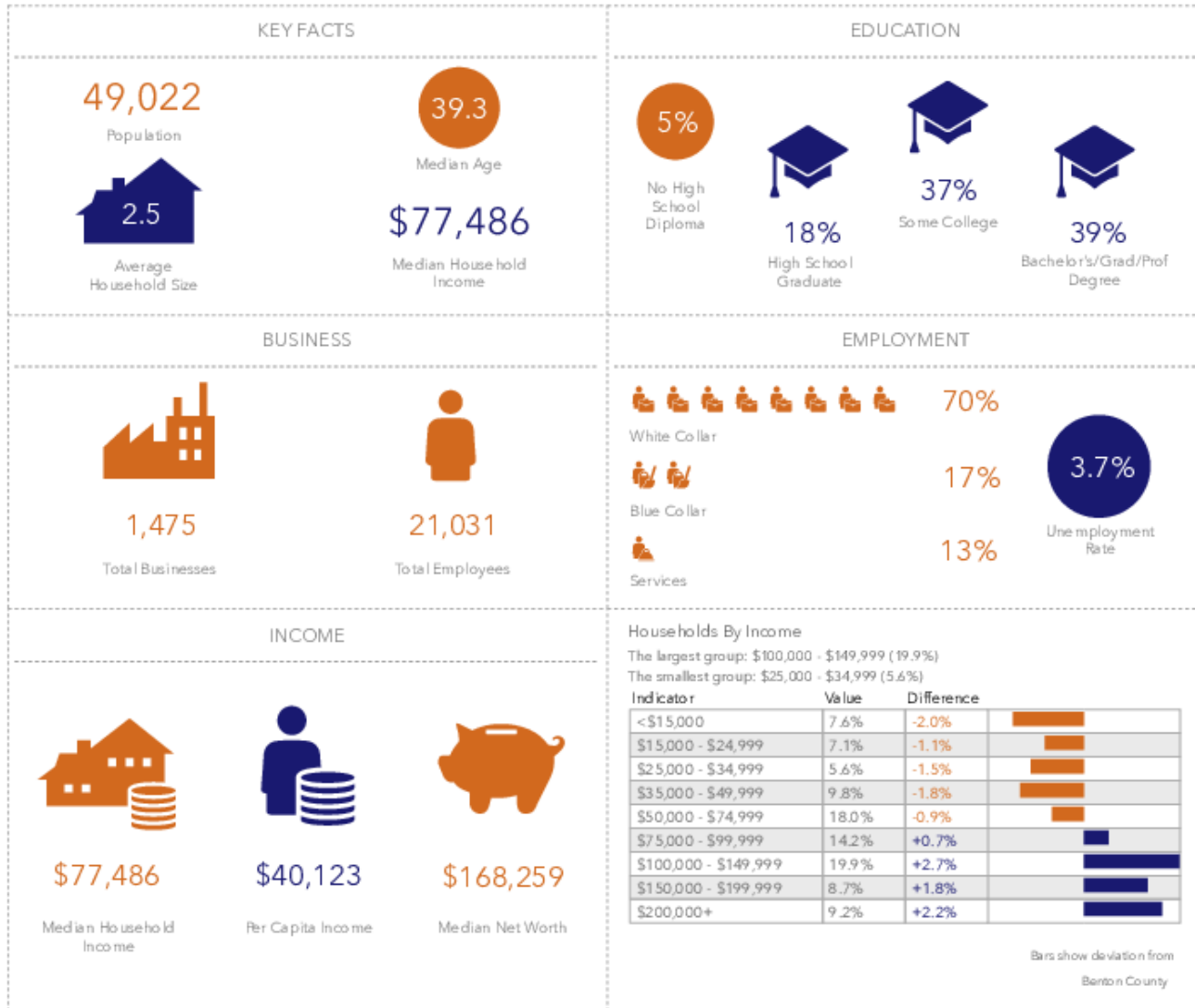
1 Mile InfoGraphics



3 Mile InfoGraphics



5 Mile InfoGraphics





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