

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

RICHLAND, WA 99352 | 1457 Tapteal Dr | SWQ of HWY 240 & Tapteal Dr | #1169



- Close proximity to the Columbia Center Mall (largest mall in the southeast WA)
- Strong retail demand with limited availability
- Located just off Hwy 240 & N. Columbia Center Blvd
- Located in the heart of one of the fastest growing regions in WA state

DEMOGRAPHICS:	3 Mile	5 Mile	7 Mile
2017 Population	60,256	144,811	221,156
2017 Daytime Population	26,418	56,883	82,619
2017 Average HH Income	\$102,947	\$90,970	\$89,896
2017 Median HH Income	\$80,560	\$75,008	\$72,833

TRAFFIC COUNTS:	
N Columbia Center Blvd:	± 39,000 ADT
Highway 240:	± 44,000 ADT
Tapteal Dr:	± 2,000 ADT

**AVAILABLE SF:**  
UP TO 27,215 SF

**FRONTAGE:**  
APPROX. 107 FEET

**ZONING:**  
C-3 GENERAL BUSINESS

**RATES:**  
CALL FOR DETAILS

AREA ANCHORS:



For Information Please Call: 206-641-9500  
Matt Hietbrink | matt@mattispart.com

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

Stan Johnson Co.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Rev. 05/30/18

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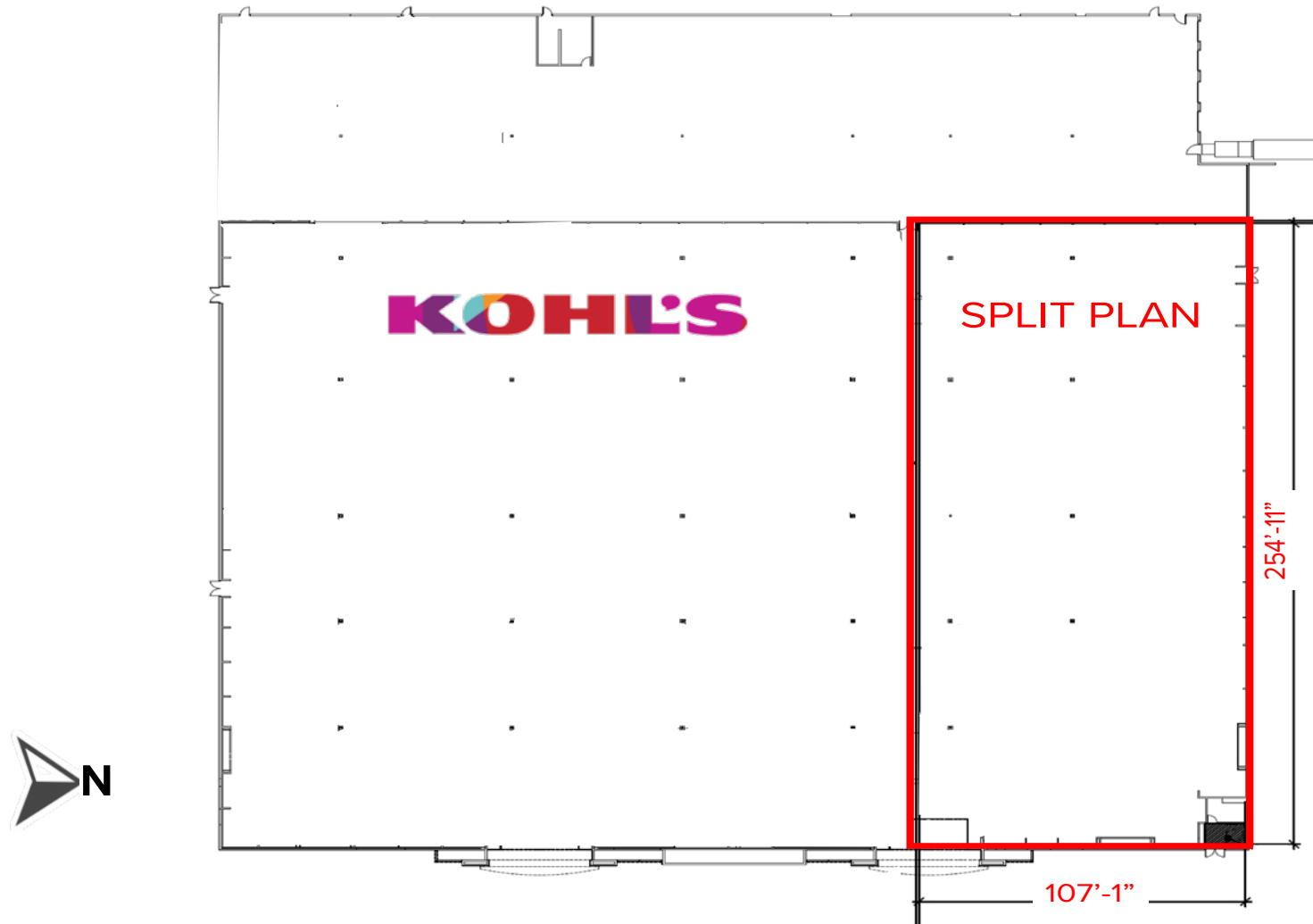
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