



CHELAN RETAIL PAD

100 N Apple Blossom Drive, Chelan, WA 98816

FOR
LEASE



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LOCATION DETAILS

- Located at lighted intersection of US 97 and Apple Blossom Drive
- Traffic Counts on US 97: 8,000 CPD
- Access provided from Walmart parking lot and drive aisles and neighboring property



AVAILABLE

- 37,848 SF retail pad adjacent to Walmart Superstore
- Can develop up to 6,000 SF
- Drive-thru opportunity available
- Utilities, grading, and surrounding drive aisles completed
- Ground lease or build to suit - call for details

AREA HIGHLIGHTS

- Lake Chelan is a tourist destination with both summer and winter activities drawing visitors to the area year round. During the summer month's population can swell from 4,000 to 25,000.
- Lake Chelan plays host to over 2 million visitors a year creating a total spending over \$417 million. More than just a tourist town, the Chelan trade area is also home to over 21,000 full time residents.
- New Columbia Valley Community Health facility opened across the street, servicing dental and health patients throughout the valley. Construction to begin on new Lake Chelan Community Hospital looking to employ nearly 600 employees just south of the site.

DEMOGRAPHICS	5 Minute Drive	10 Minute Drive	20 Minute Drive
Population	5,152	7,461	12,884
Average HH Income	\$56,082	\$59,103	\$60,673
Daytime Population	6,175	7,396	10,604



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