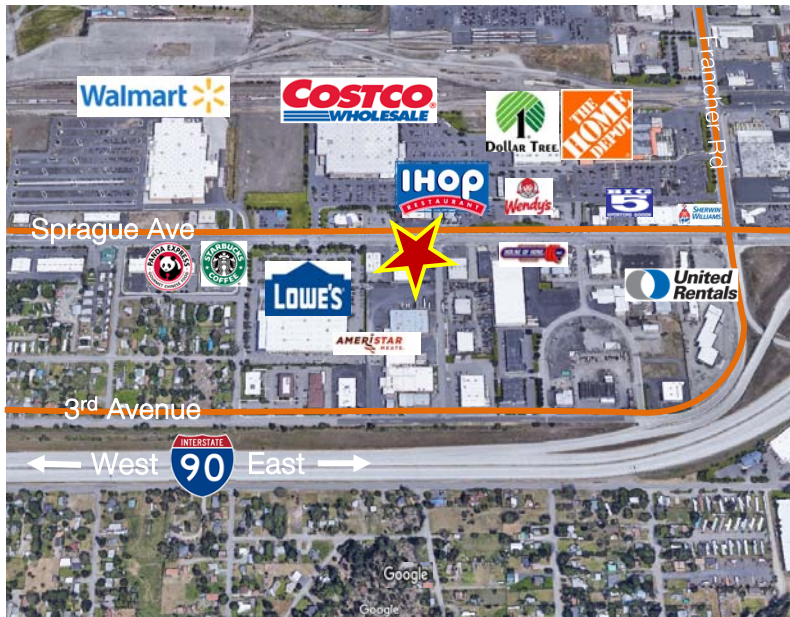


# Retail Space For Lease

# NAI Black



## 5320 E. Sprague Avenue

Spokane Valley, WA 99212

### Property Features:

- Space Available:
  - Former Sprint: 1,620 SF ±
- Lot Size: 44,000 SF ±
- Easy access to/from I-90 w/ Great Frontage on Sprague Avenue
- 44 Parking Stalls
- E. Sprague Traffic: 21,000 Cars/Day
- Across from Home Depot
- NNN's Estimated at \$4.24/SF

For More Information, Contact:

**Jeff Johnson, SIOR**

+1 509 622 3561 • [jjohnson@naiblack.com](mailto:jjohnson@naiblack.com)

**Drew Ulrick**

+1 509 622 3562 • [dulrick@naiblack.com](mailto:dulrick@naiblack.com)

## Lease Rate: \$19.00/SF NNN

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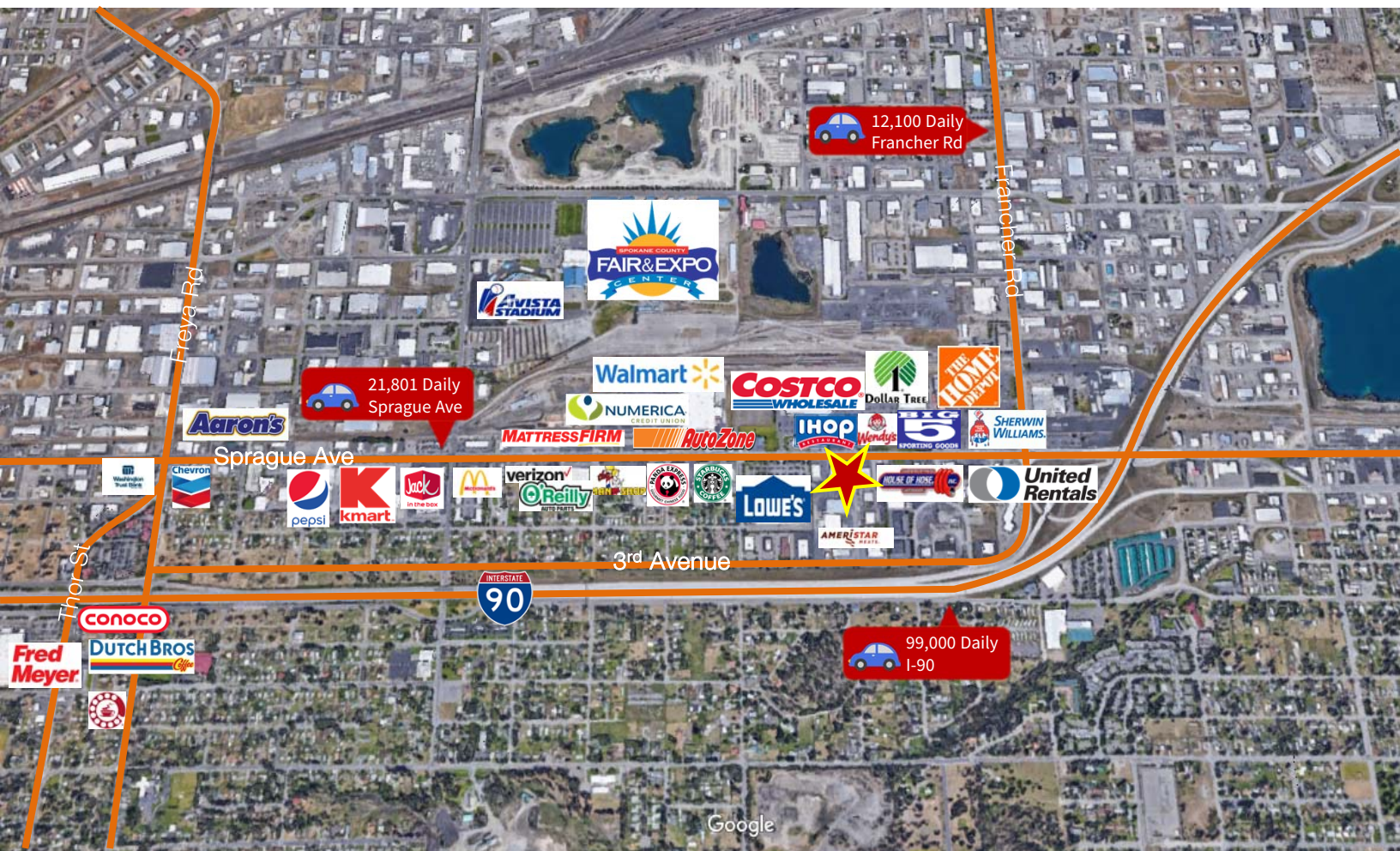
Black Commercial, Inc.  
801 W Riverside Ave; Suite 300  
Spokane, WA 99201  
+1 509 623 1000  
[naiblack.com](http://naiblack.com)



# Retail Space For Lease



2018 Demographics:	1 Mile	3 Miles	5 Miles
Population	5,158	61,752	206,656
Average Household Income	\$57,884	\$62,749	\$69,426
Households	2,276	25,170	84,685
Median Age	39.4	36.9	37



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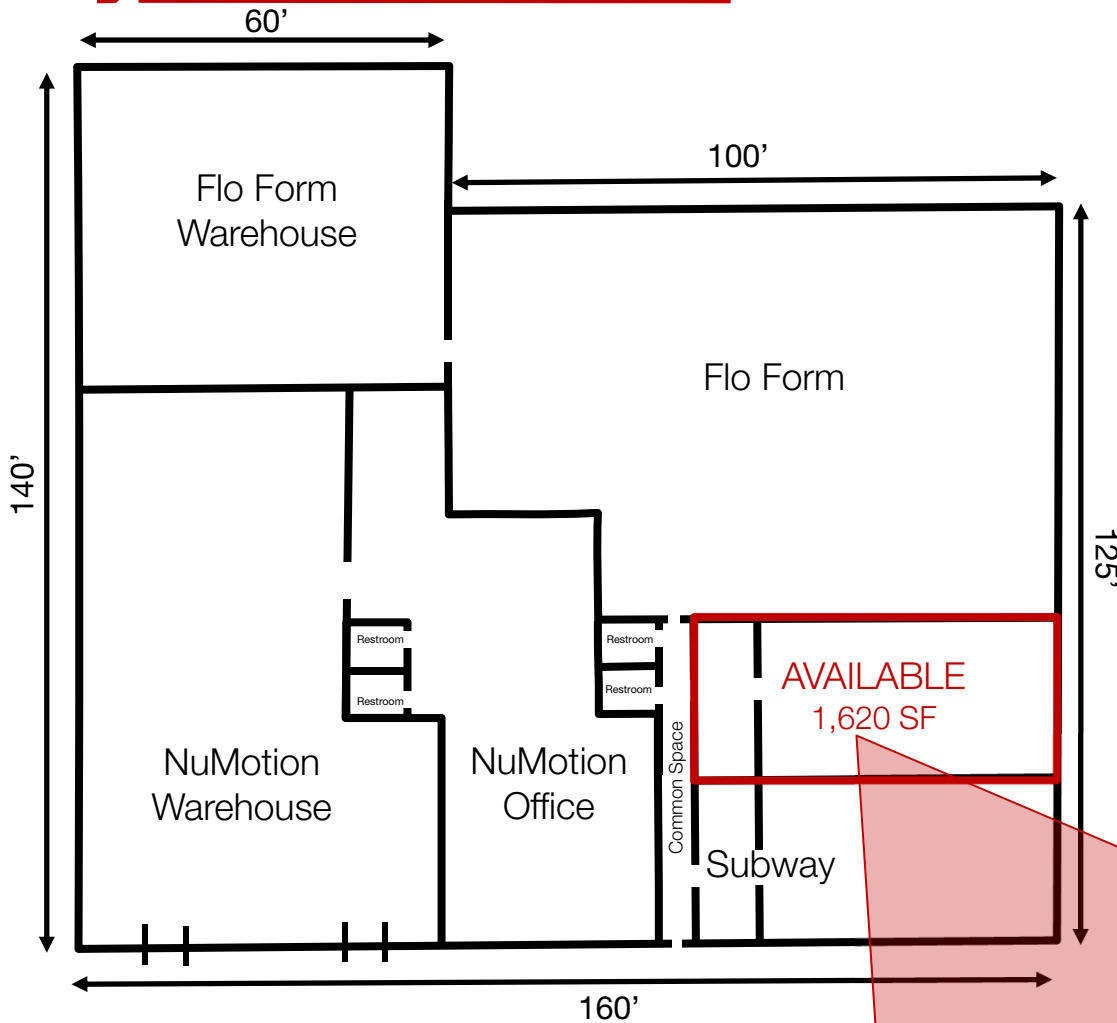
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# Retail Space For Lease



\*Measurements are estimates.

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