



## 2656 E. 29<sup>th</sup> Avenue Spokane, Washington 99223

### Property Features

- Space Available: 1,474 SF
- Near Lincoln Heights Shopping Center
- Zoning: CC2-DC
- Excellent Signage, Access and Visibility
- Former Office of H & R Block
- Neighboring Businesses
  - Rosauers
  - Pizza Hut
  - O'Reilly Auto Parts
  - Bank of America
- Year Built: 1976
- Parcel #: 35331.0505
- Owner is a Licensed Broker in Washington State
- Traffic Counts:
  - On 29<sup>th</sup> Ave: 19,700
  - On Regal St.: 11,200

**Lease Rate: \$12.00 PSF**  
Modified Gross



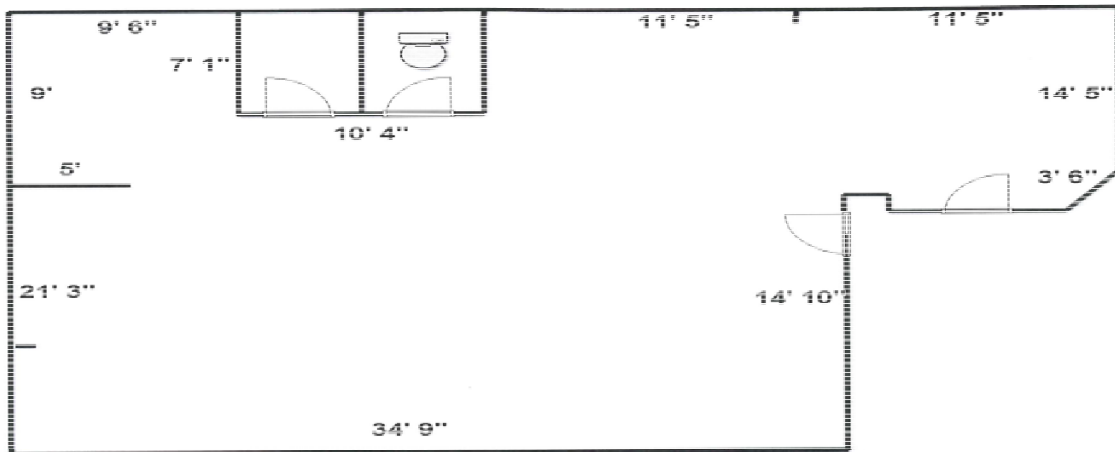
For More Information, Contact:

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# 2656 E 29<sup>th</sup> Avenue



## 2018 Demographics:

Population	1 Mile Radius	13,790
	3 Mile Radius	80,206
	5 Mile Radius	165,889
Average Household Income	1 Mile Radius	\$78,871
	3 Mile Radius	\$88,290
	5 Mile Radius	\$72,810
2023 Estimated Population	1 Mile Radius	14,328
	3 Mile Radius	84,055
	5 Mile Radius	173,537

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