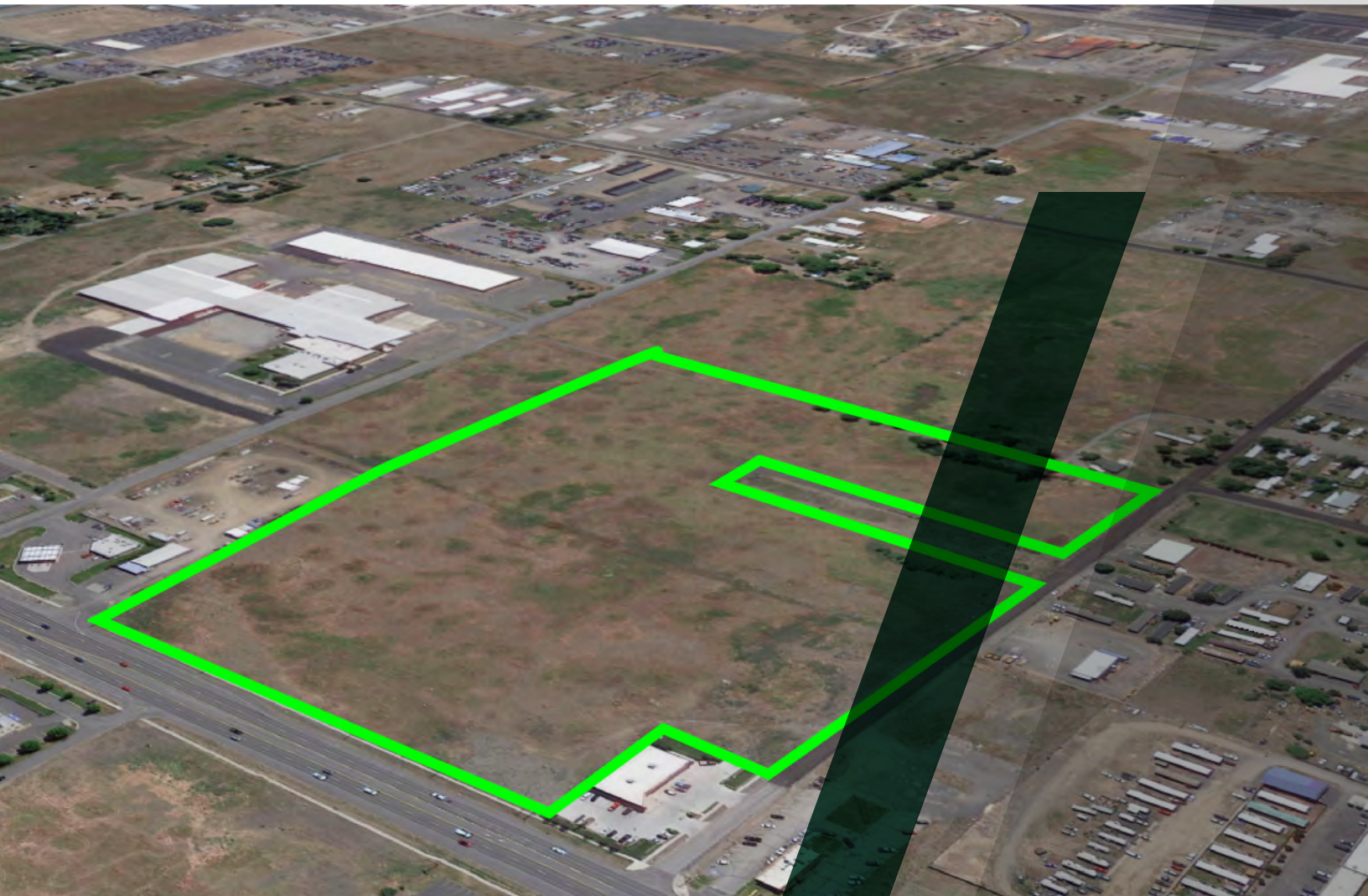


Land For Sale

// US-2/RUSSELL ST & GARFIELD RD

Airway Heights, WA 99001



// PRESENTED BY:

RYAN OBERG

COMMERCIAL LEASING & SALES BROKER

509.990.8423

RYAN.OBERG@G-B.COM



// PROPERTY SUMMARY



Qualified Opportunity Zone

[View Map](#)

LOCATION DESCRIPTION

Less than 3 miles to Fairchild Airforce Base, Walmart Super Center, Spokane International Airport, Amazon, and Interstate 90.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	404	4,246	36,261
Total Population	1,707	16,461	96,533
Average HH Income	\$44,704	\$51,513	\$61,190

PROPERTY DESCRIPTION

- 4 Parcels for Sale in Airway Heights!
- 820 ft of Hwy 2 Frontage
- Parcels can be sold together or separately
- Less than 10 miles to Downtown Spokane
- Zoning: General Commercial & Light Industrial
- Neighboring tenants include Zak Designs, KFC, Panda Express, Zips, AutoZone, Cenex and more
- 4.85 - 27.17 Acres
- 211,106 - 1,183,450 Square Feet

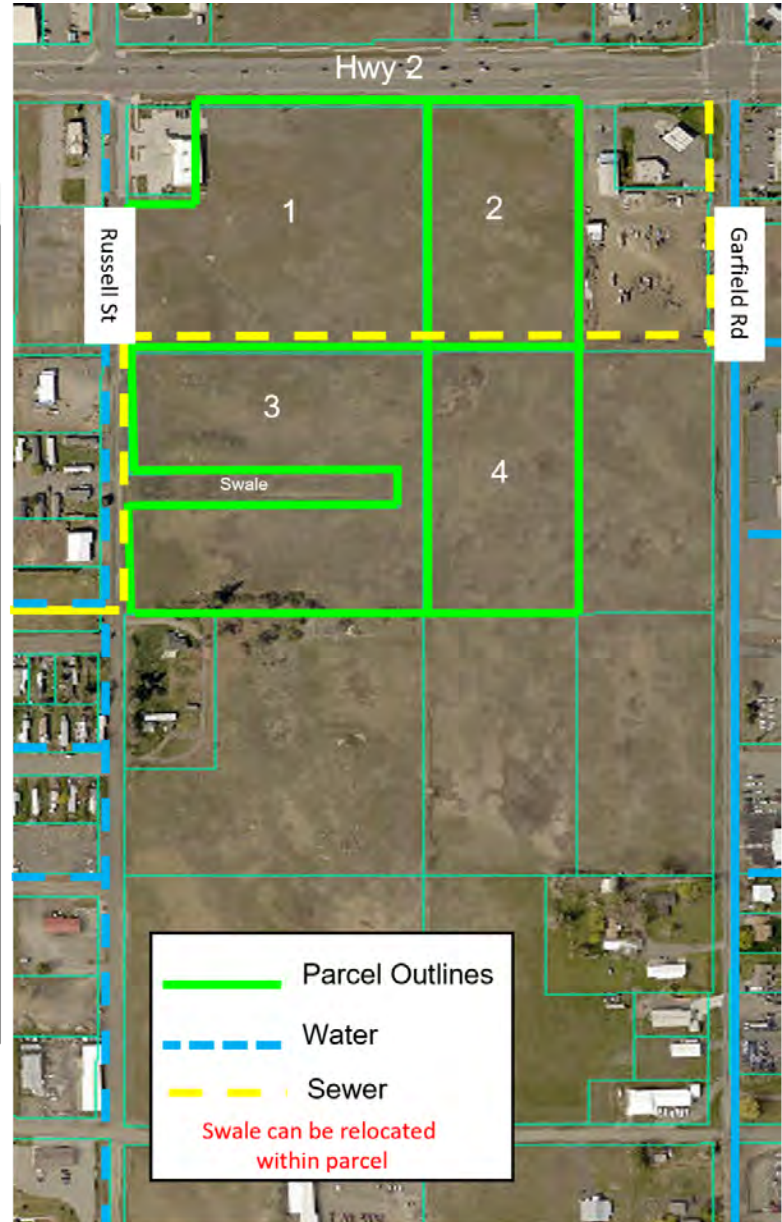
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// PARCEL MAP

<i>Parcel</i>	<i>Acres</i>	<i>Sq FT</i>	<i>Pricing PSF</i>	<i>Total</i>
Parcel 1: 15252.0304	8.45	368,018	\$5.00	\$1,840,090
Parcel 2: 15252.0153	4.85	211,106	\$5.00	\$1,055,530
Parcel 3: 15252.0106	8.72	379,926	\$5.00	\$1,899,630
Parcel 4: 15252.0154	5.15	224,400	\$5.00	\$1,122,000
Total				\$5,917,250



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// RETAILER MAP

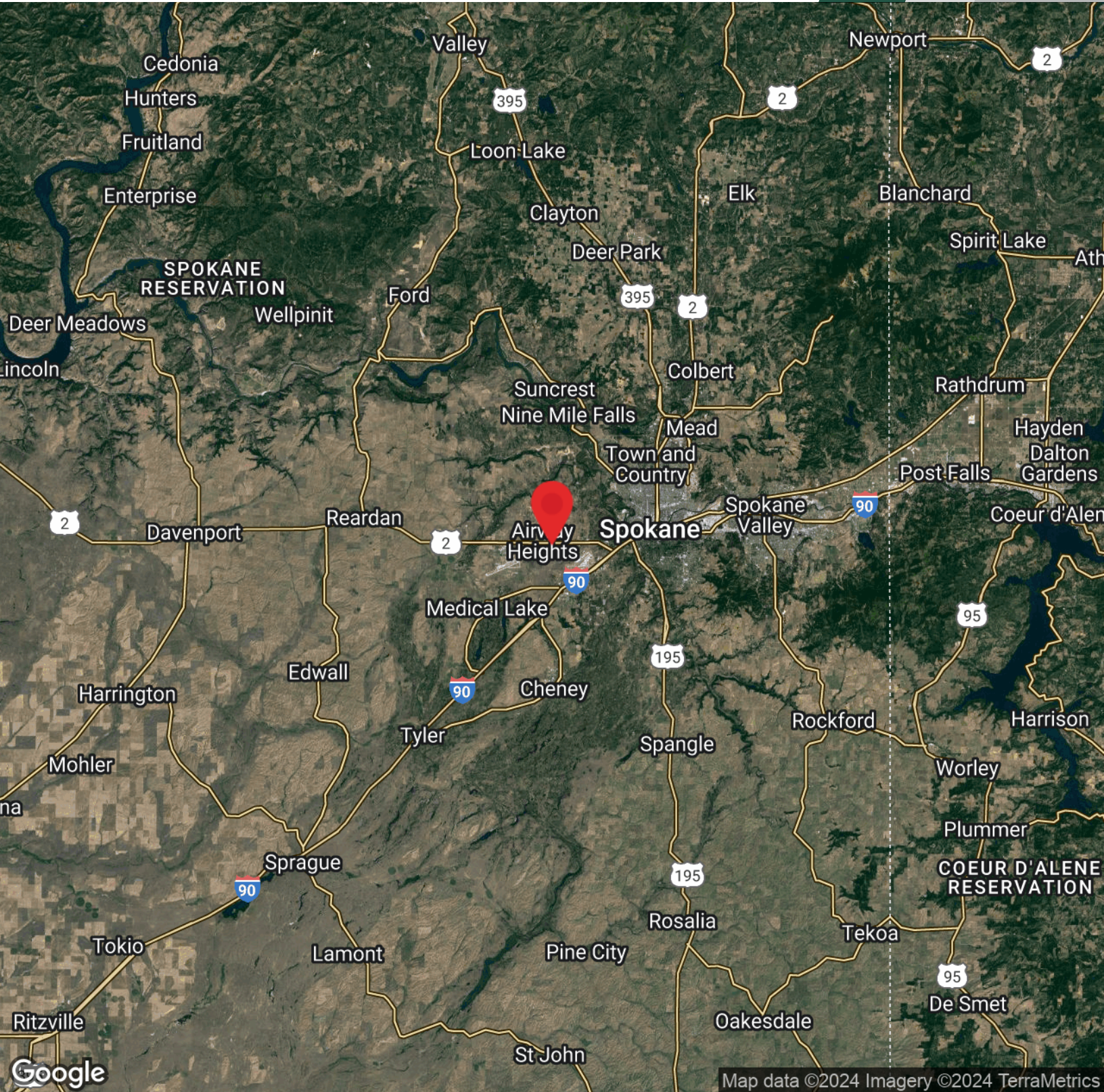


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// LOCATION MAP



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