

# Retail Space For Lease



## 9414 N. Division Street | Spokane, WA 99218



### Property Features:

- Space Available: 6,154 SF ±
  - Will Demise to 3,000 SF ±
- Drive Thru Potential
- Grocery Anchored Shopping Center at the Division "Y"
- Excellent Parking
- Turn-Key Restaurant Opportunity
- Traffic Counts: Average Daily Traffic Volume
  - N. Division Street: 30,300 ADT
  - N. Newport Hwy: 20,300 ADT
- 2017 Demographics:
  - 1 Mile
    - Population: 10,728
    - Average Income: \$62,695
  - 3 Miles
    - Population: 68,838
    - Average Income: \$65,683
  - 5 Miles
    - Population: 160,875
    - Average Income: \$66,283

For More Information, Contact:

**Chris Bell, SIOR**

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## Lease Rate: \$24.00/SF NNN

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