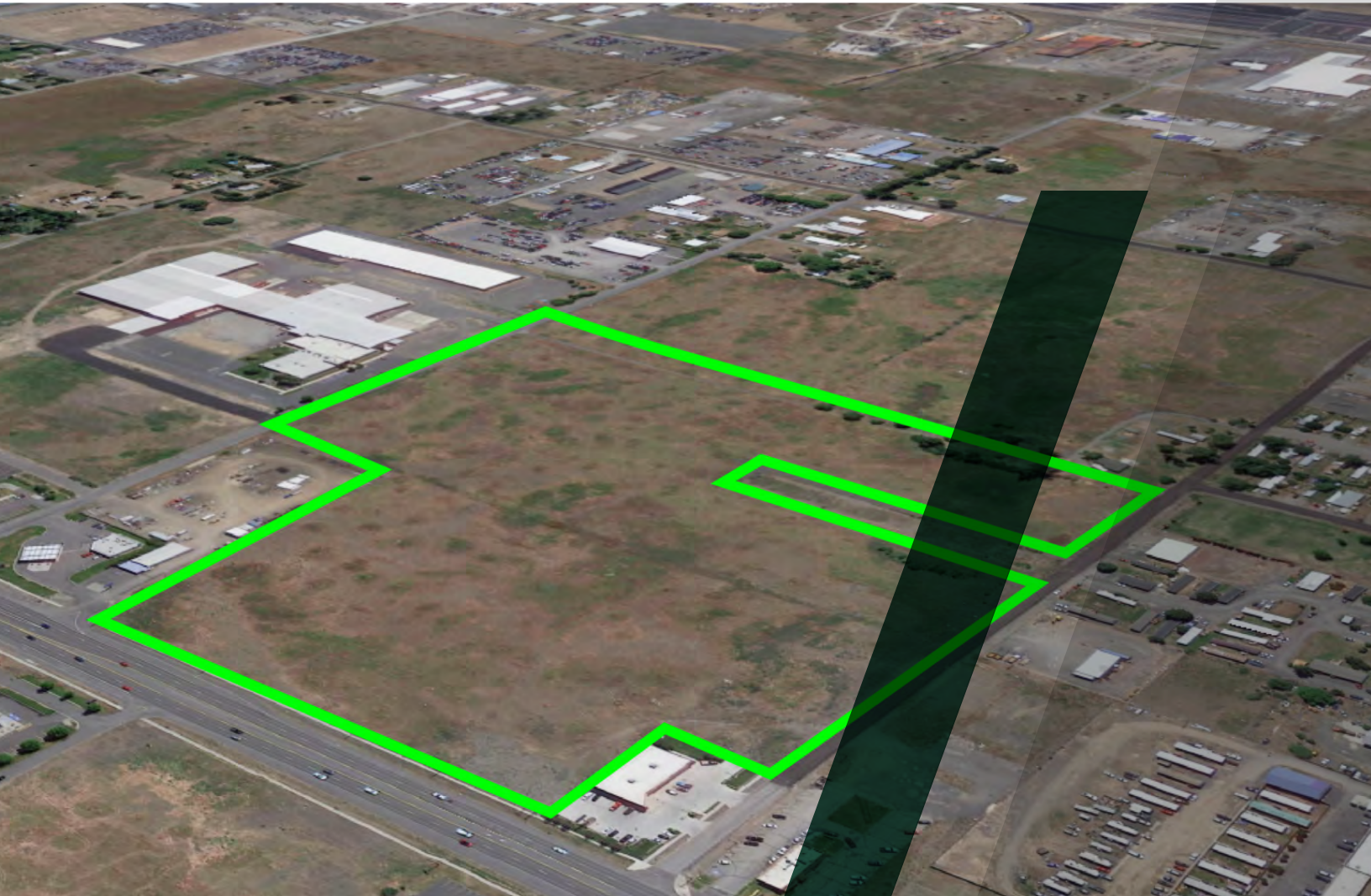


Land For Sale

## // 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
<b>Total Households</b>	404	4,246	36,261
<b>Total Population</b>	1,707	16,461	96,533
<b>Average HH Income</b>	\$44,704	\$51,513	\$61,190

### PROPERTY DESCRIPTION

- 5 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
- 4.55 - 31.72 Acres
- 198,000 - 1,381,450 Square Feet

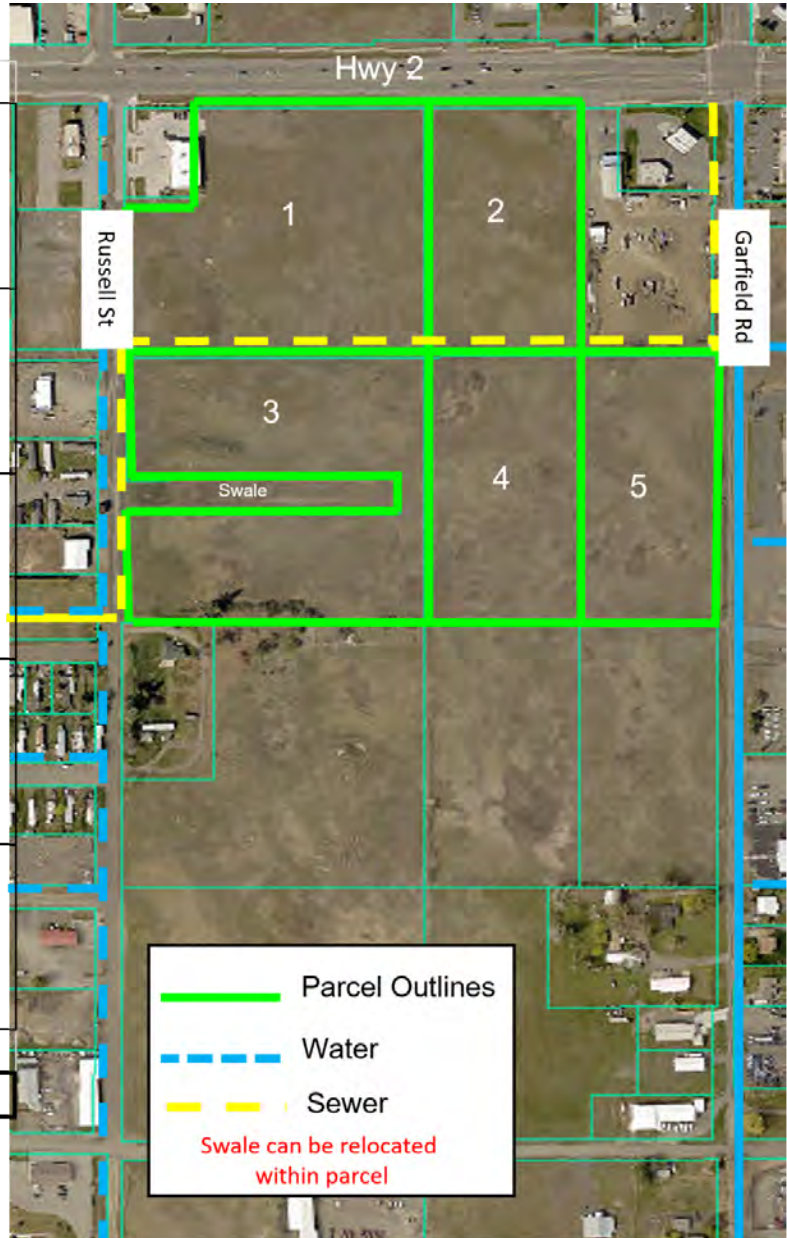
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# // PARCEL MAP

Parcel	Acres	Sq FT	Pricing PSF	Total
Parcel 1: 15252.0304	8.45	368,018	\$4.50	<b>\$1,656,081</b>
Parcel 2: 15252.0153	4.85	211,106	\$4.50	<b>\$949,977</b>
Parcel 3: 15252.0106	8.72	379,926	\$3.50	<b>\$1,329,741</b>
Parcel 4: 15252.0154	5.15	224,400	\$3.50	<b>\$785,400</b>
Parcel 5: 15252.0155	4.55	198,000	\$3.50	<b>\$693,000</b>
<b>Total</b>				<b>\$5,414,199</b>



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# // RETAILER MAP



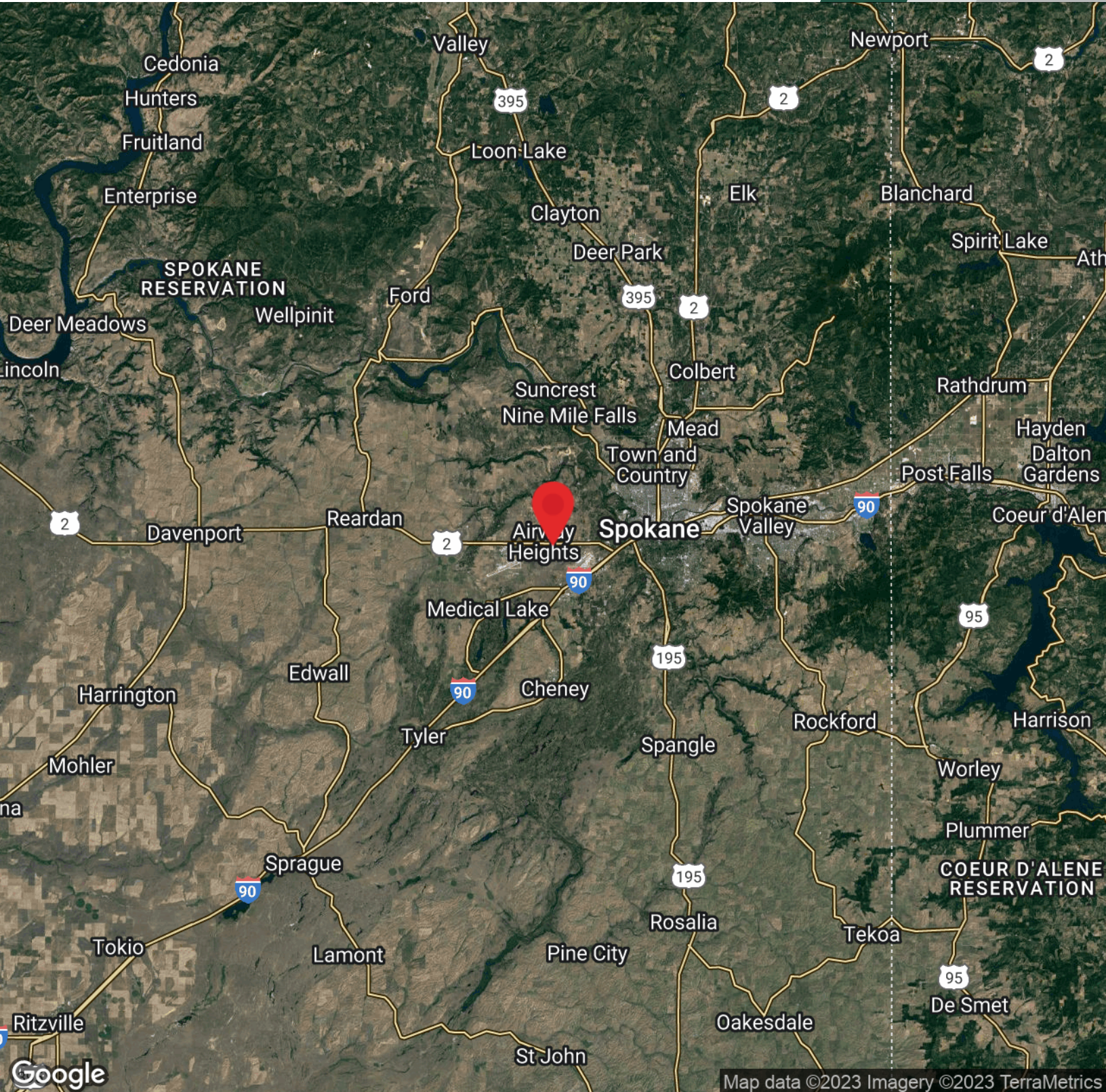
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# // LOCATION MAP



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