

For Lease
Heritage Village Shopping Center

NAIBlack



9329 N Newport Hwy
Spokane, Washington 99218

Property Highlights

- Spaces Available: 1,606 SF +/-
- Great Visibility
- (2) Pylon Signage Opportunities
- Traffic Count: 54,000 VPD on N. Division St. and N. Newport Hwy. Intersecting
- Major Stores Within 1 Mile: Home Depot, Wal-Mart, Rosauers, McDonalds, Burger King, Target, Sports Authority, PetSmart, Starbucks and Wendy's.
- Co-Tenants: Skechers, Starbucks, The Barbers, Supercuts, McDonald's, Rosauers, Wingstop, Rite Aid, Casual Spaces, Shopko Optical and Dollar Tree.

Lease Rate: \$22.00 SF/yr (NNN)



For more information

Stephen Pohl

Managing Broker Retail
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Drew Ulrick

Retail & Industrial Broker
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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
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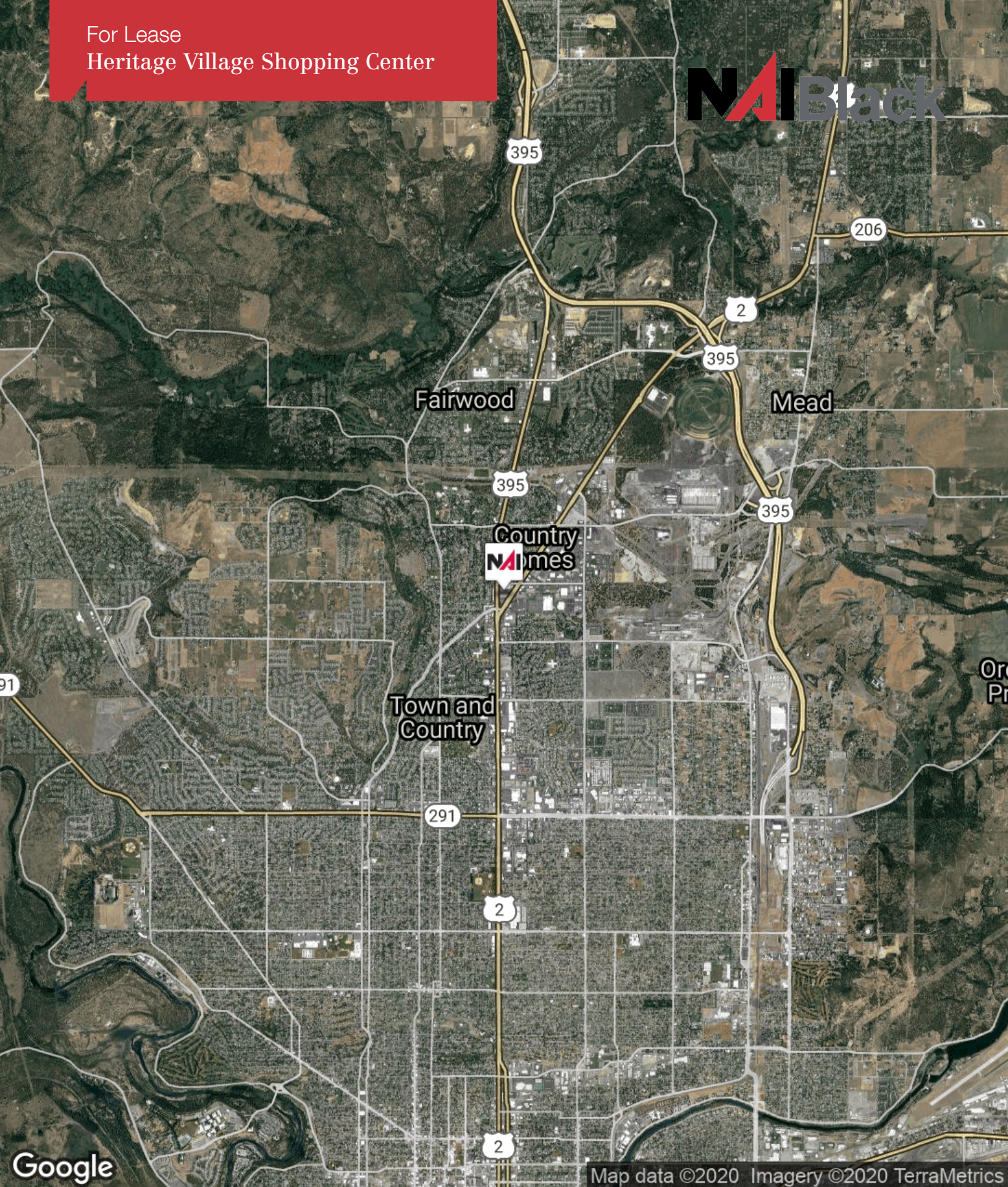


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Google

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High Traffic Location at the "Y" Between N. Division St.
and N. Newport Hwy.

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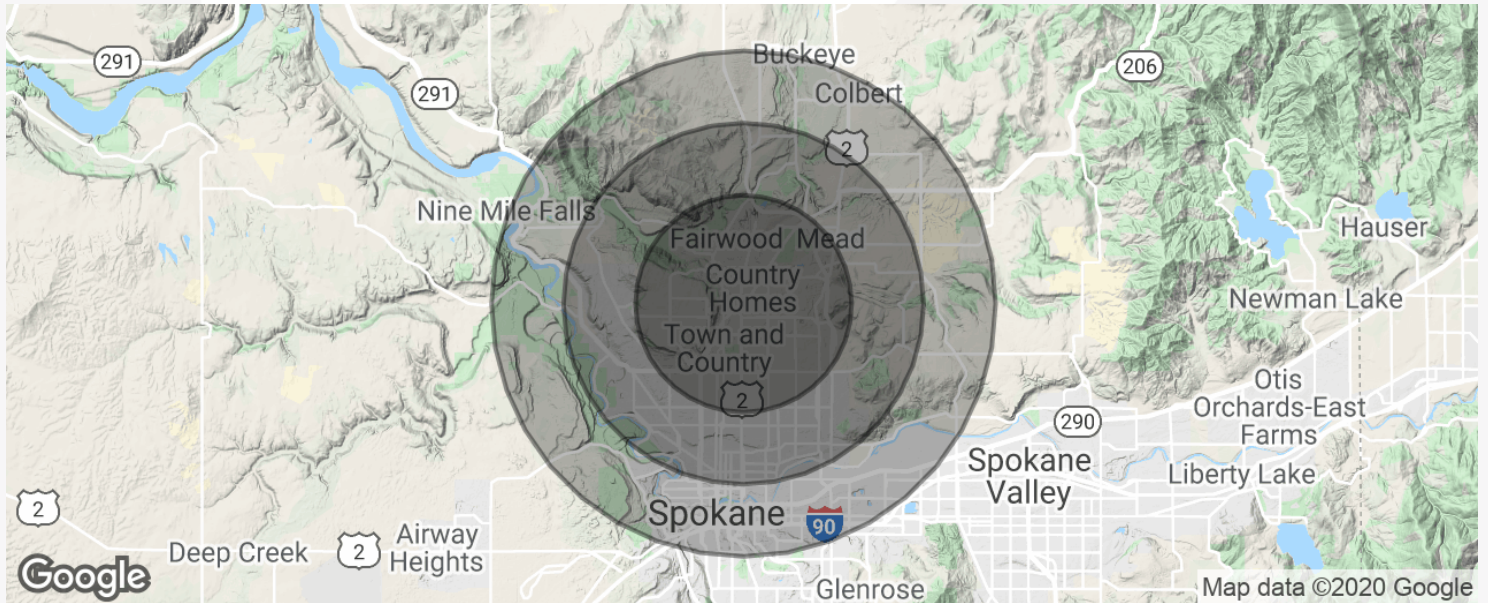
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By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	74,329	170,174	237,983
Median Age	35.8	36.9	36.6
Projected 2024 Population	78,234	178,644	250,265
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	29,665	67,236	95,554
Average HH Income	\$68,860	\$68,737	\$67,570
Projected 2024 HH Income	\$81,683	\$81,188	\$79,668
DRIVE TIMES	10 MIN.	15 MIN.	20 MIN.
Total Population	95,825	176,013	239,097
Median Age	36.6	36.6	36.9
Average HH Income	\$69,962	\$68,931	\$68,809
Projected 2024 Population	100,958	184,847	251,822
Projected 2024 HH Income	\$82,831	\$81,291	\$81,110

