



5025 N. Market Street

Spokane, Washington 99217

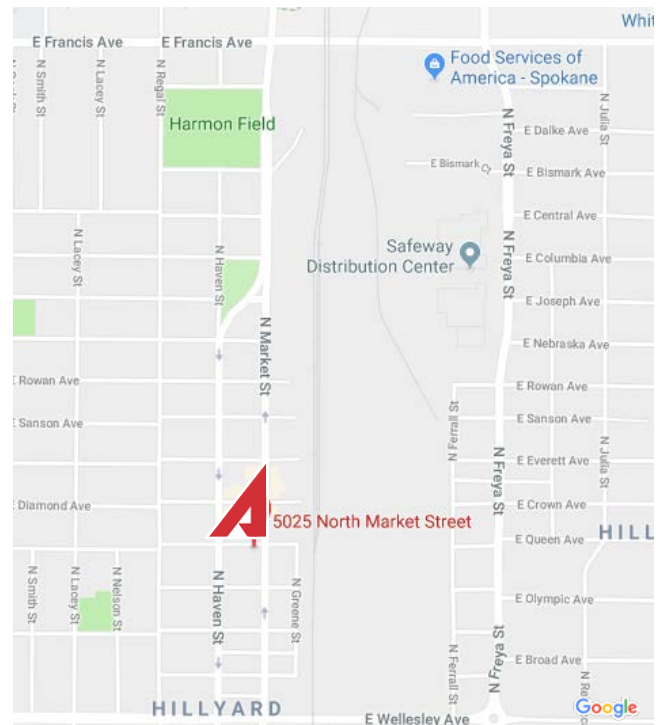
Lease Rate \$5.00-\$9.50/SF NNN

TI's Available

Sale Price: \$392,000

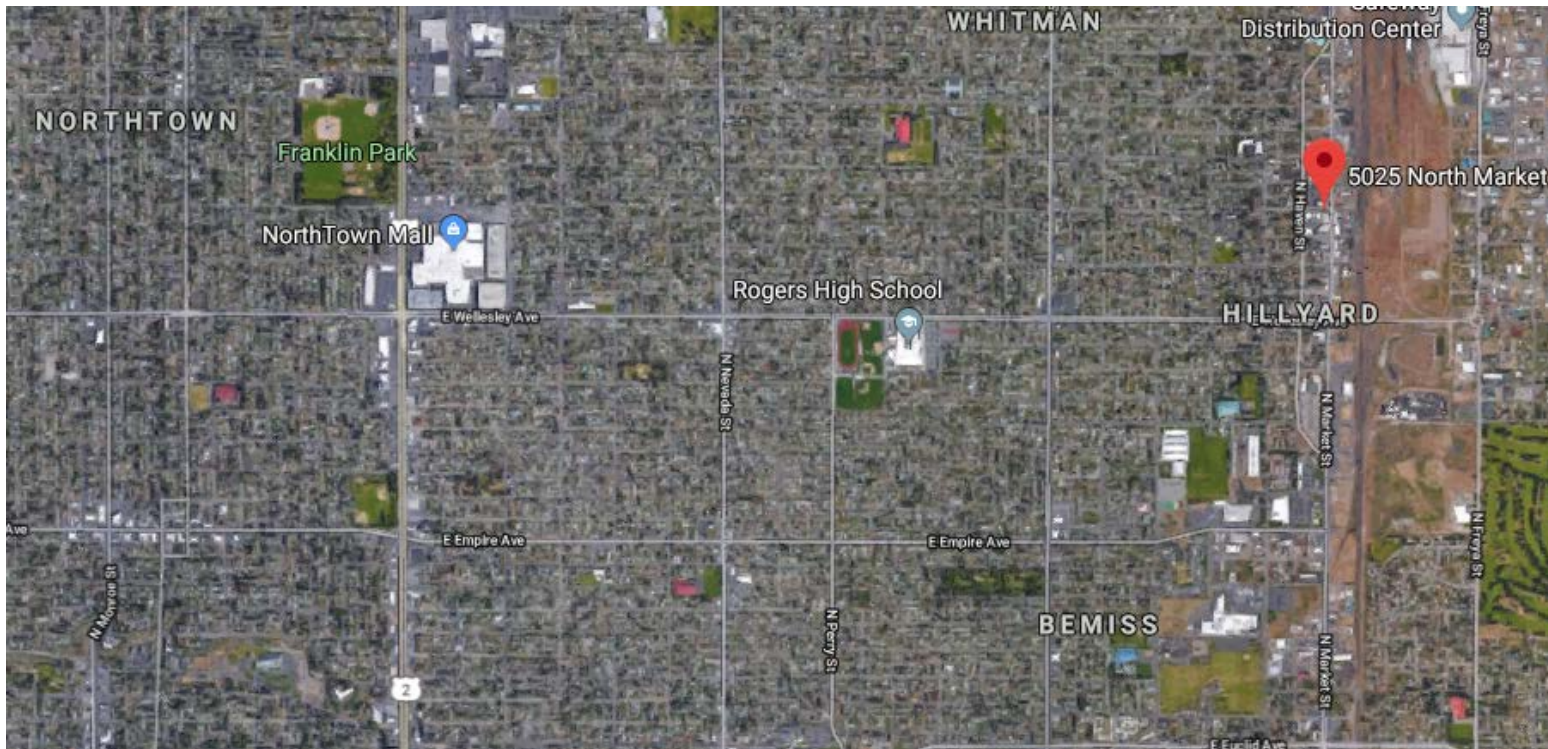
Property Features

- Main Floor 4,725 SF (could be two bays)
- High Ceilings
- Basement Storage
- Upstairs 3,500 SF ±
- 8 x 8 Roll-up Freight Door
- Remodeled 2019, New Bathrooms, Flooring, Lighting
- New Roof 2018 – 60 Mil TPO



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| 2017 Demographics: | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population: | 10,692 | 81,948 | 206,594 |
| Average HHI: | \$44,439 | \$48,908 | \$58,492 |

| 2022 Projected | | | |
|----------------|---------------------------------------|--------|---------|
| Population: | 10,897 | 84,153 | 213,426 |
| Traffic Counts | 10,200 VPD estimated on E. Queen Ave. | | |

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