

For Sale / For Lease

# Former Bank Branch

US  
395

# NAI Black



## 138 Vista Way

Kennewick, Washington 99336

### Property Description

Former Bank Branch

- Drive Thru

High Traffic Corner Lot

Space Available: 5,820 SF ±

Lot Size: 0.46 Acres ±

18 Car Parks

Year Built: 1955

Zoning: CC

**Sale Price: \$860,000**

**Lease Price: \$15.00 per sf (NNN)**



For more information

**Chris Bell, SIOR**

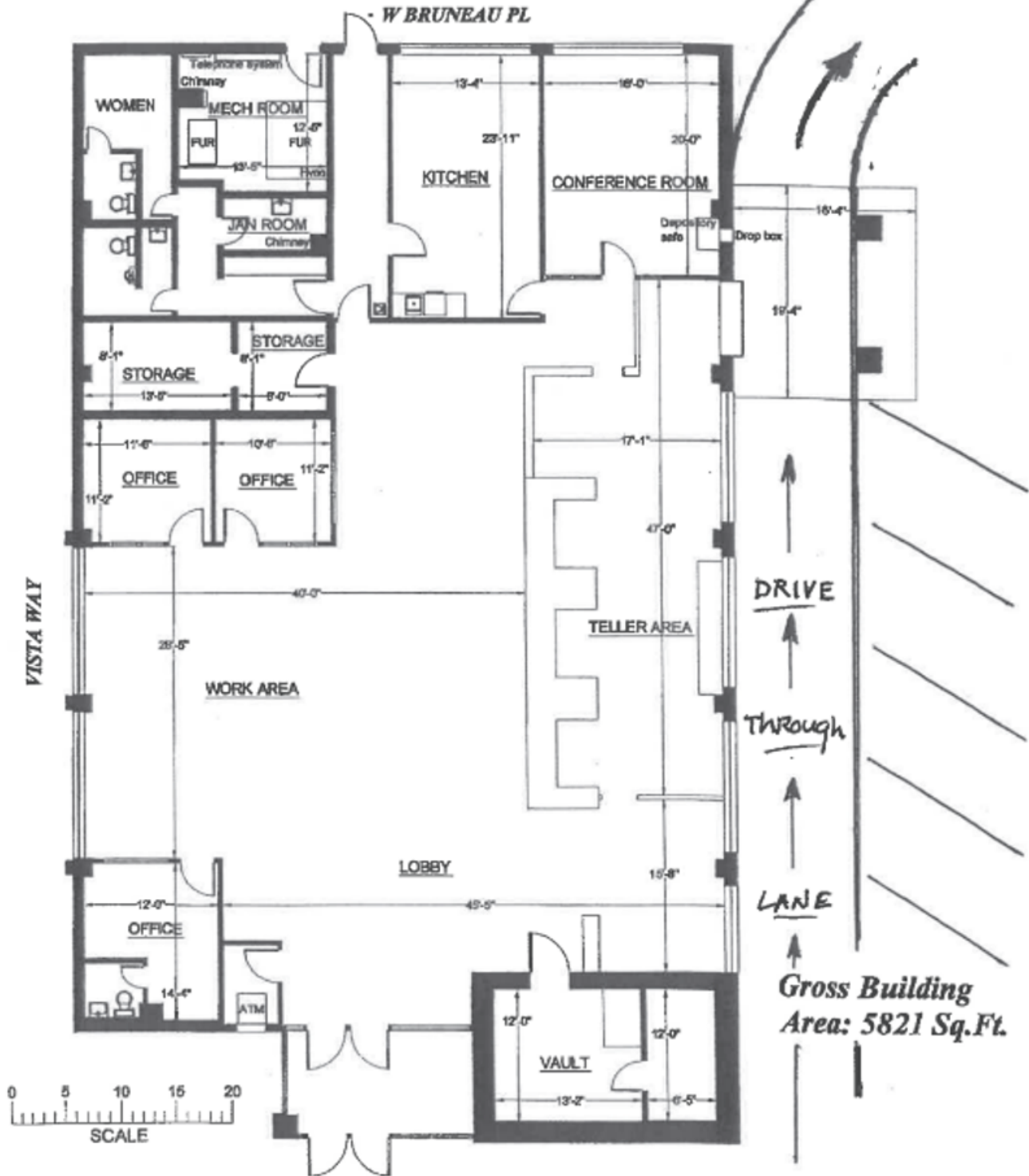
O: 509 622 3538

[cbell@naiblack.com](mailto:cbell@naiblack.com)

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801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)

FLOOR PLAN



Gross Building Area: 5821 Sq.Ft.

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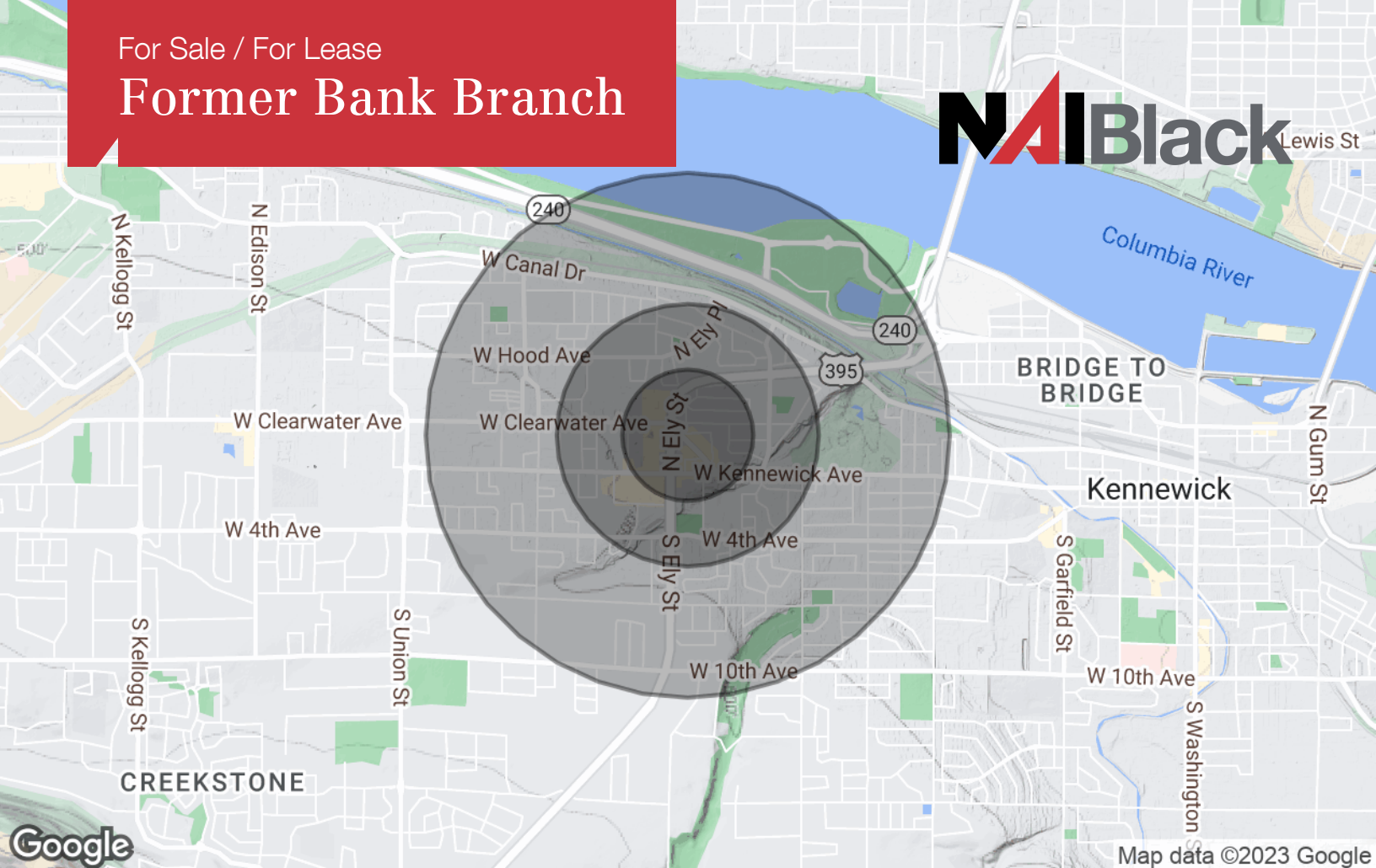
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<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
TOTAL POPULATION	699	3,032	12,359
MEDIAN AGE	44.1	40.8	34.8
MEDIAN AGE (MALE)	45.5	40.9	35.1
MEDIAN AGE (FEMALE)	37.2	36.1	31.9

<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
TOTAL HOUSEHOLDS	330	1,383	4,963
# OF PERSONS PER HH	2.1	2.2	2.5
AVERAGE HH INCOME	\$38,097	\$43,544	\$56,847
AVERAGE HOUSE VALUE	\$152,685	\$150,185	\$171,294

\* Demographic data derived from 2020 ACS - US Census

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