

For Lease
Retail

NAI Black



9120 N Division St

Spokane, Washington 99218

Property Description

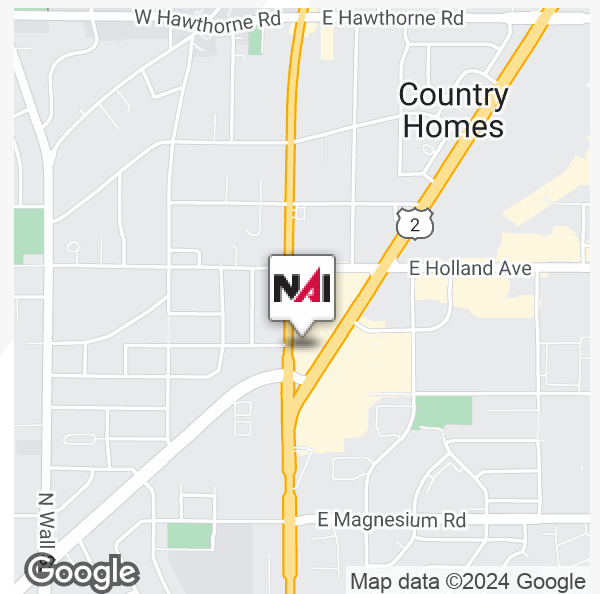
Space Available: 16,740 ± SF

Drive Thru Window

Can be Demised to suit a Quick Serve Retailer

Best Retail Real Estate in Town at the intersecting point of Hwy 2 & Hwy 395

Extensive Neighboring Retailers: Walmart, Home Depot, Rosauer's, McDonalds, Chik-fil-A, Sketchers, Starbucks, Ross Stores, Home Goods, Safeway, etc.



Lease Rate: \$25.00 SF/yr (NNN)

For more information

Dave Black, SIOR CCIM

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dblack@naiblack.com

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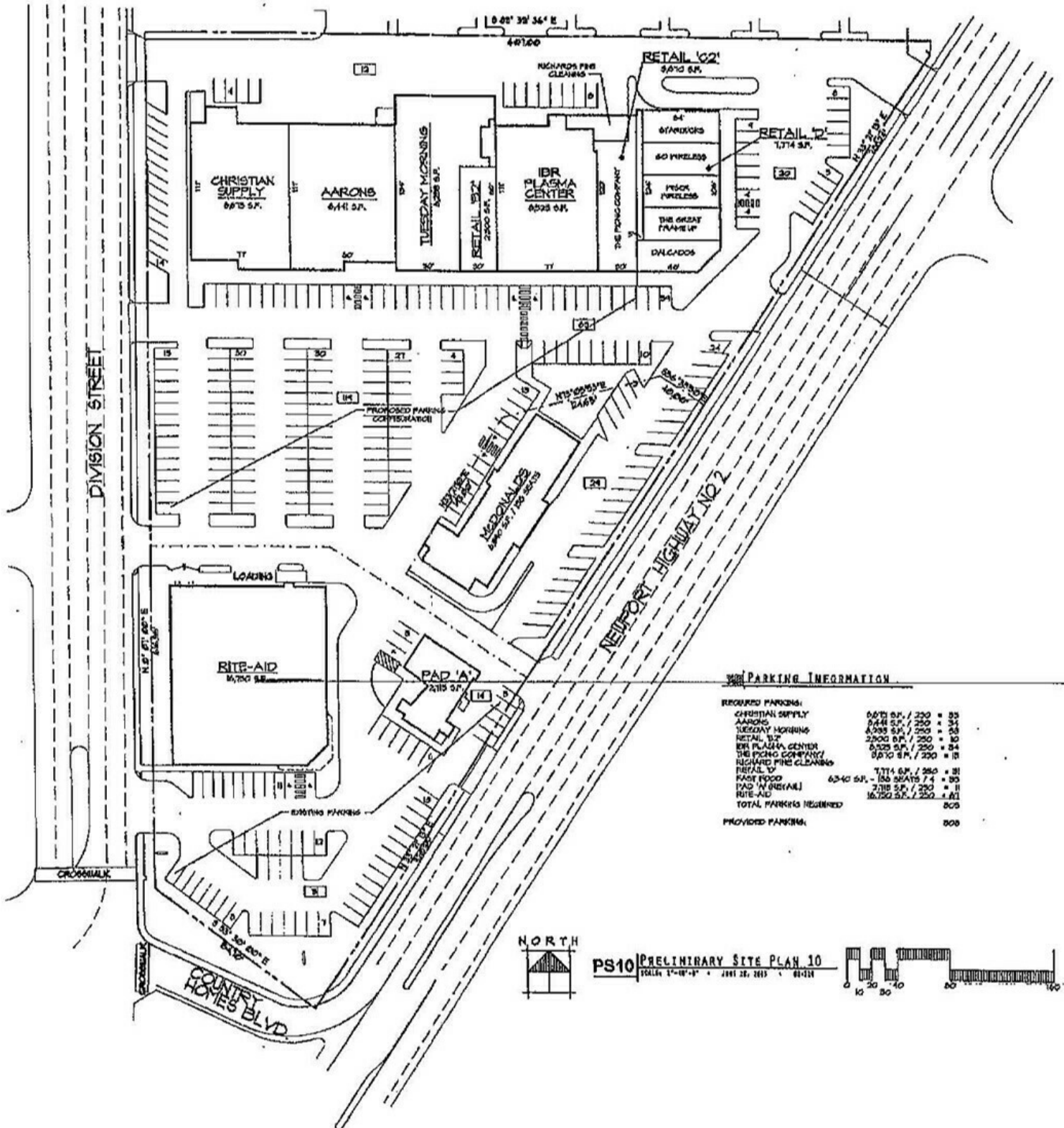
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By e-mail: mary@commercialnais.com | Subject Line: Copyright Concern
By mail: Commercial Brokers Association! Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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RETAIL PARKING INFORMATION

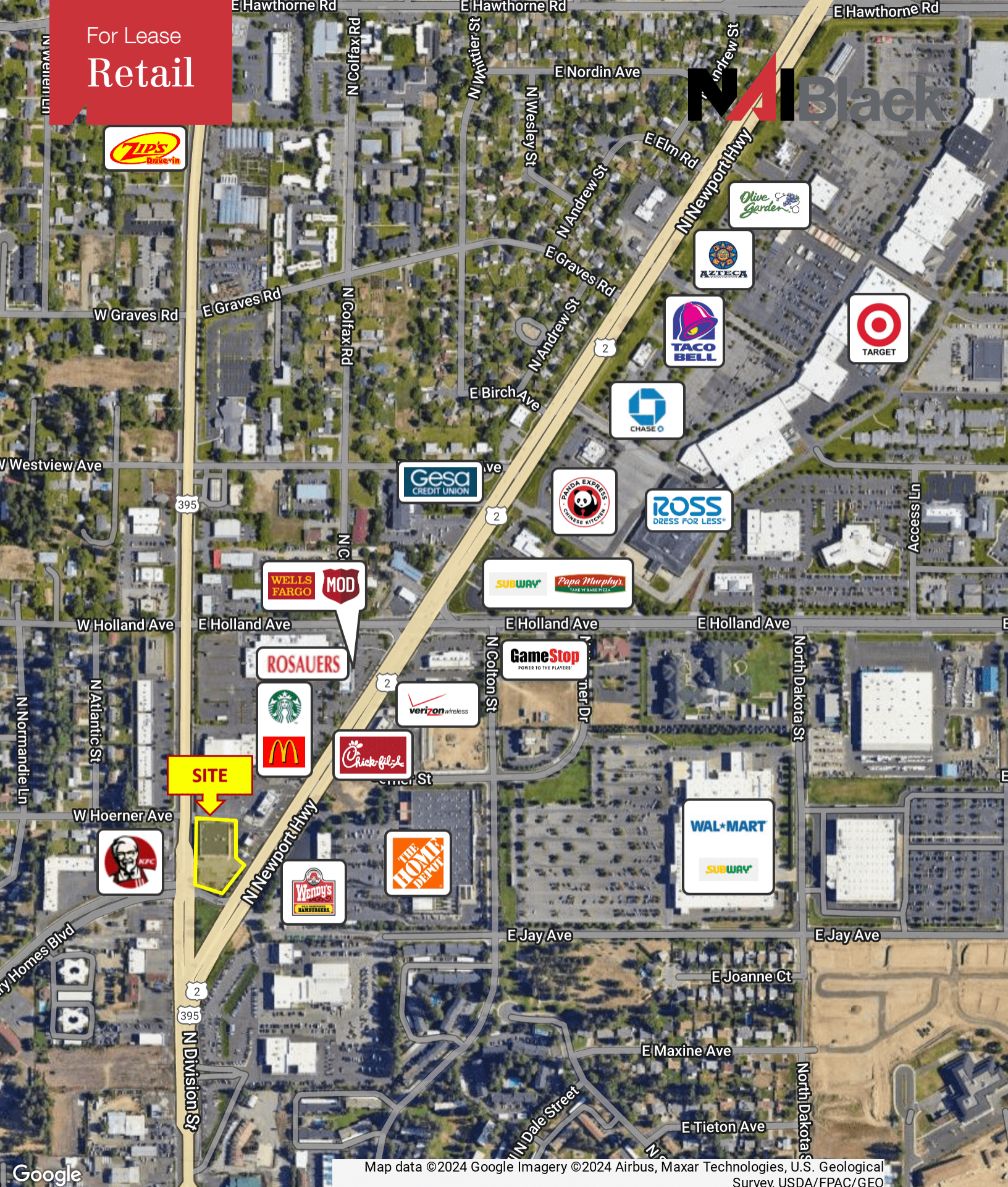
RETAIL PARKING:	REQUIREMENTS
CHRISTIAN SUPPLY	6,675 SF. / 250 = 27
AARONS	6,441 SF. / 250 = 26
TUESDAY MORNING	4,288 SF. / 250 = 17
RETAIL 12	2,200 SF. / 250 = 9
IBI PLAZA CENTER	6,525 SF. / 250 = 26
THE PRIMO COMPANY / RICHARD FINE CLEANING	8,070 SF. / 250 = 32
RETAIL 12	1,714 SF. / 250 = 7
FAST FOOD	6340 SF. - (50 SEATS / 4 = 13)
PAD 'A' (RETAIL)	7,115 SF. / 250 = 29
RITE-AID	16,750 SF. / 250 = 67
TOTAL PARKING REQUIRED	200
PROVIDED PARKING:	200

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Population	1 Mile	5 Miles	10 Miles
Total Population	11,388	165,376	348,151
Average Age	33.4	38.4	38.9
Average Age (Male)	32.5	37.2	37.7
Average Age (Female)	34.3	39.2	39.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,220	69,745	151,770
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$65,638	\$68,047	\$71,450
Average House Value	\$239,028	\$206,801	\$221,432

* Demographic data derived from 2020 ACS - US Census

