

For Lease

Retail Space

NAI Black



9312 N. Division St.

Spokane, Washington 99218

Property Description

- Available Space: 8,593 SF ±
- Great Visibility
- Two Pylon Signage Opportunities
- Major Stores Within 1 Mile: Home Depot, Wal-Mart, Rosauers, McDonalds, Target, Dick's Sporting Goods, Ross Dress For Less, HomeGoods, PetSmart, Wendy's, Chick-fil-A
- Co-Tenants: Skechers Outlet, Starbucks, The Barbers, McDonalds, Rosauers, Wingstop, The Joint Chiropractic, Dollar Tree, Northwest Orthopedic Specialists
- Willing to Subdivide. Rent: TBD
- Traffic Count: 67,000 Vehicles Per Day ±



Lease Rate: \$18.00 SF/yr (NNN)

For more information

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

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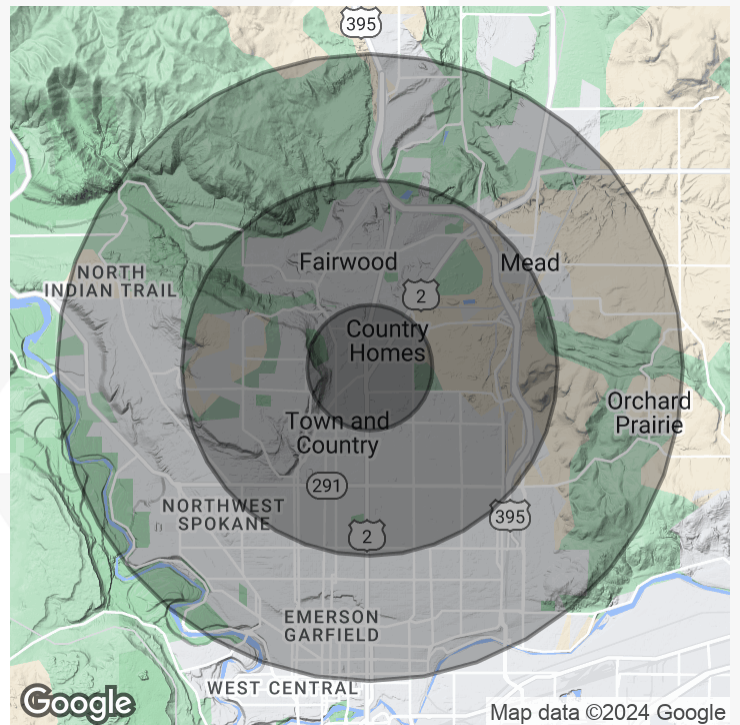
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 11,297 | 78,078 | 176,517 |
| Average Age | 32.0 | 36.7 | 37.7 |
| Average Age (Male) | 32.1 | 36.1 | 37.3 |
| Average Age (Female) | 33.9 | 38.9 | 39.2 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,158 | 31,150 | 69,808 |
| # of Persons per HH | 2.44 | 2.45 | 2.49 |
| Average HH Income | \$73,086 | \$84,567 | \$84,293 |
| Average House Value | \$239,801 | \$201,568 | \$207,596 |

* Demographic data derived from Esri forecast for 2023



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