

For Lease
Freestanding Retail Bldg.

NAIBlack



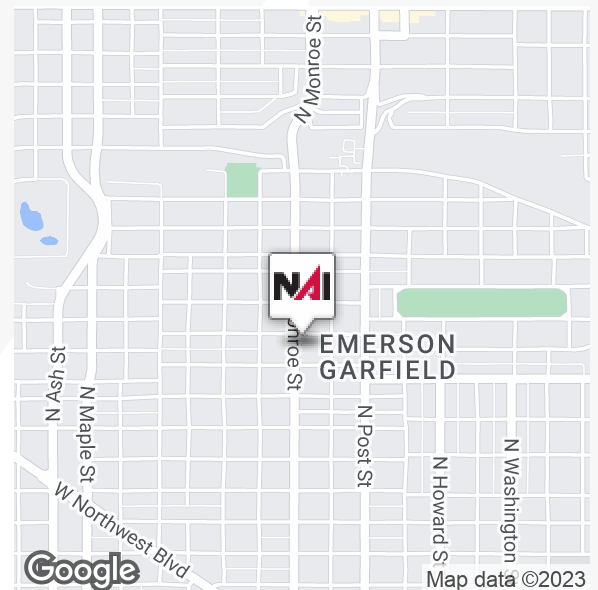
2814 N. Monroe St.

Spokane, Washington 99205

Property Highlights

- Located in the Heart of North Monroe Business District
- Building Size: 2,772 SF ± (33'x84')
- Additional Basement Storage
- Excellent Neighboring Tenants: Ladder Coffee, Kings Clothing, 1889 Salvage, etc.
- Available November 1, 2023
- NNN Expenses Estimated at \$2.00/PSF Annually

Lease Rate: To Be Determined



For more information

Jim Orcutt

O: 509 622 3558

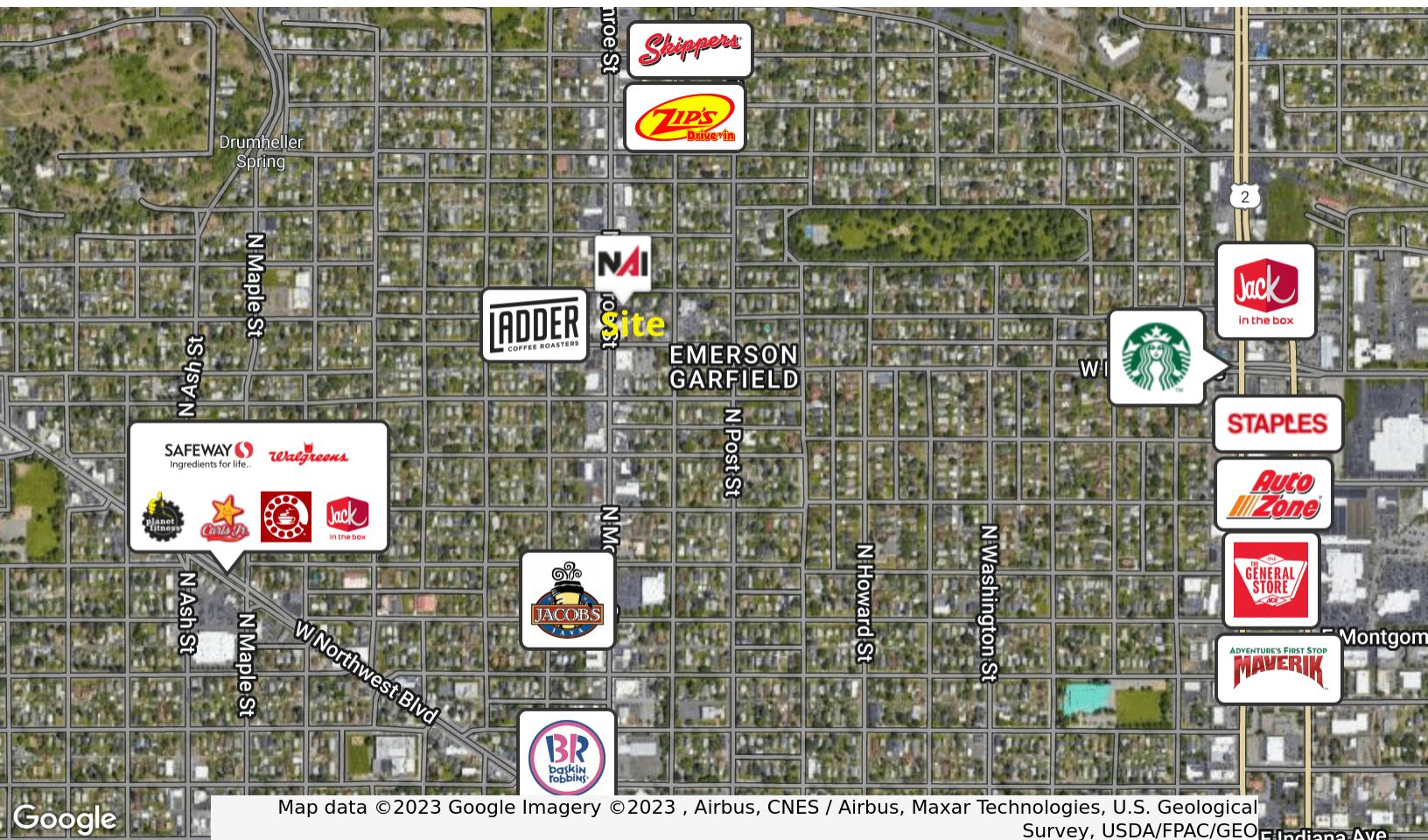
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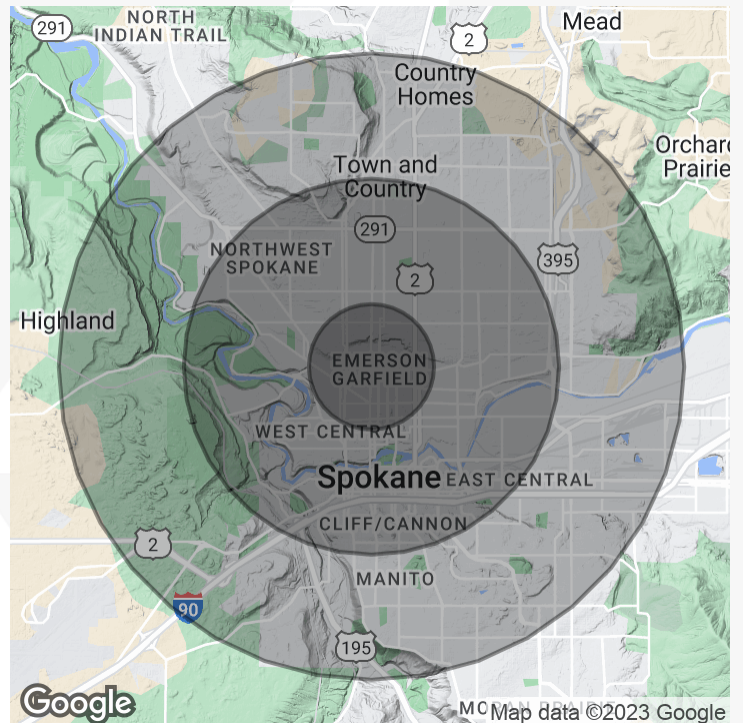
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Population	1 Mile	3 Miles	5 Miles
Total Population	18,009	134,828	231,350
Average Age	36.8	36.2	37.2
Average Age (Male)	34.9	35.8	36.8
Average Age (Female)	37.4	37.4	39.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,734	56,982	95,467
# of Persons per HH	2.30	2.25	2.33
Average HH Income	\$67,592	\$68,792	\$80,568
Average House Value	\$176,032	\$166,802	\$198,934

* Demographic data derived from Esri forecast for 2023



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