

For Lease
Build-to-Suit or Ground Lease

NAI Black



59XX Hwy 291

Nine Mile Falls, Washington 99026

Property Highlights

- Prime Hwy 291 Commercial Frontage
- Located Across From Rosauers Shopping Center
- Approximately 1.5 Acres ±
- 600 ± Feet of Hwy Frontage
- Zoned Commercial per Stevens County
- Traffic Count: 18,000 VPD ±



Lease Rate: To Be Determined

For more information

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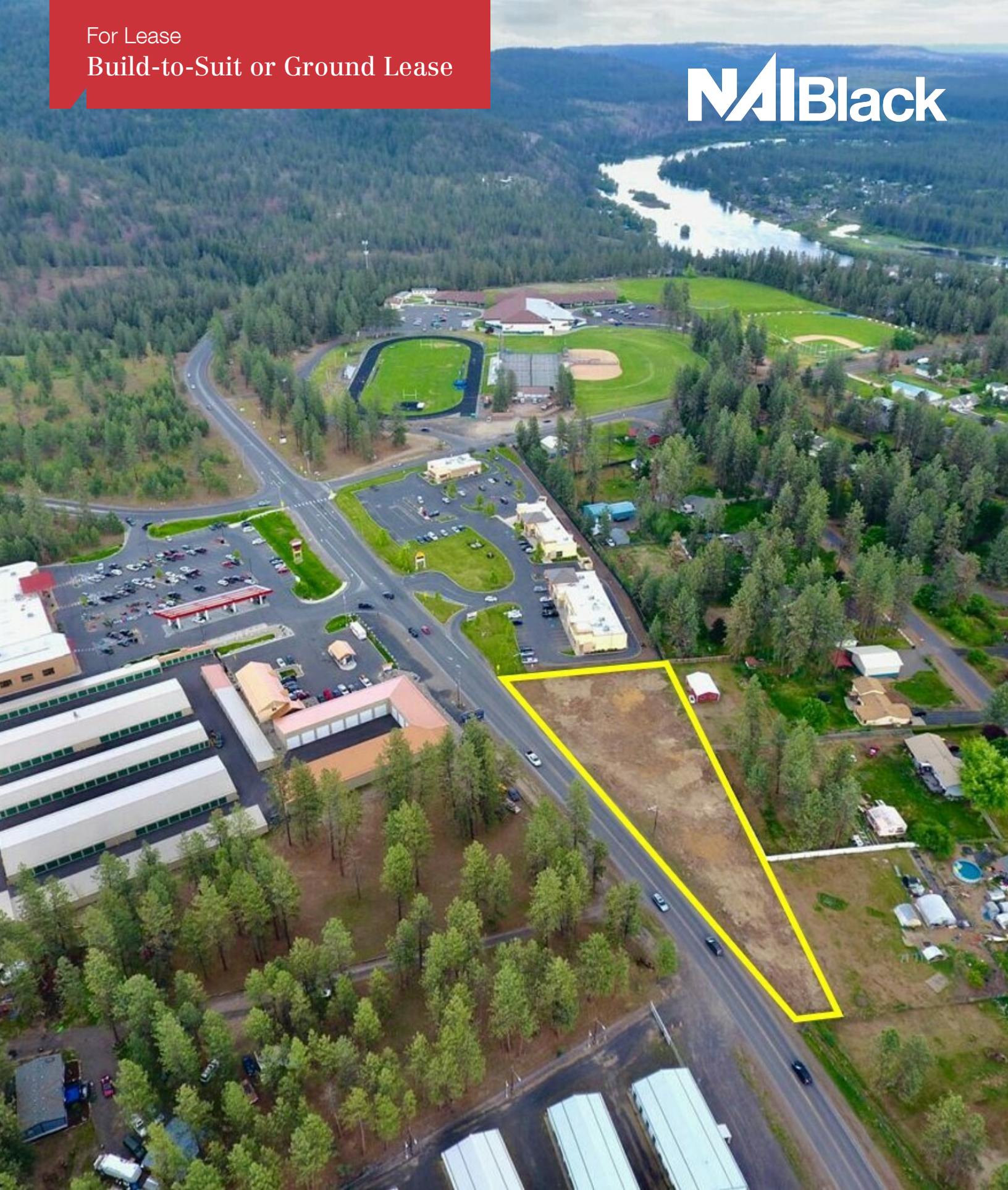
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509 623 1000 tel

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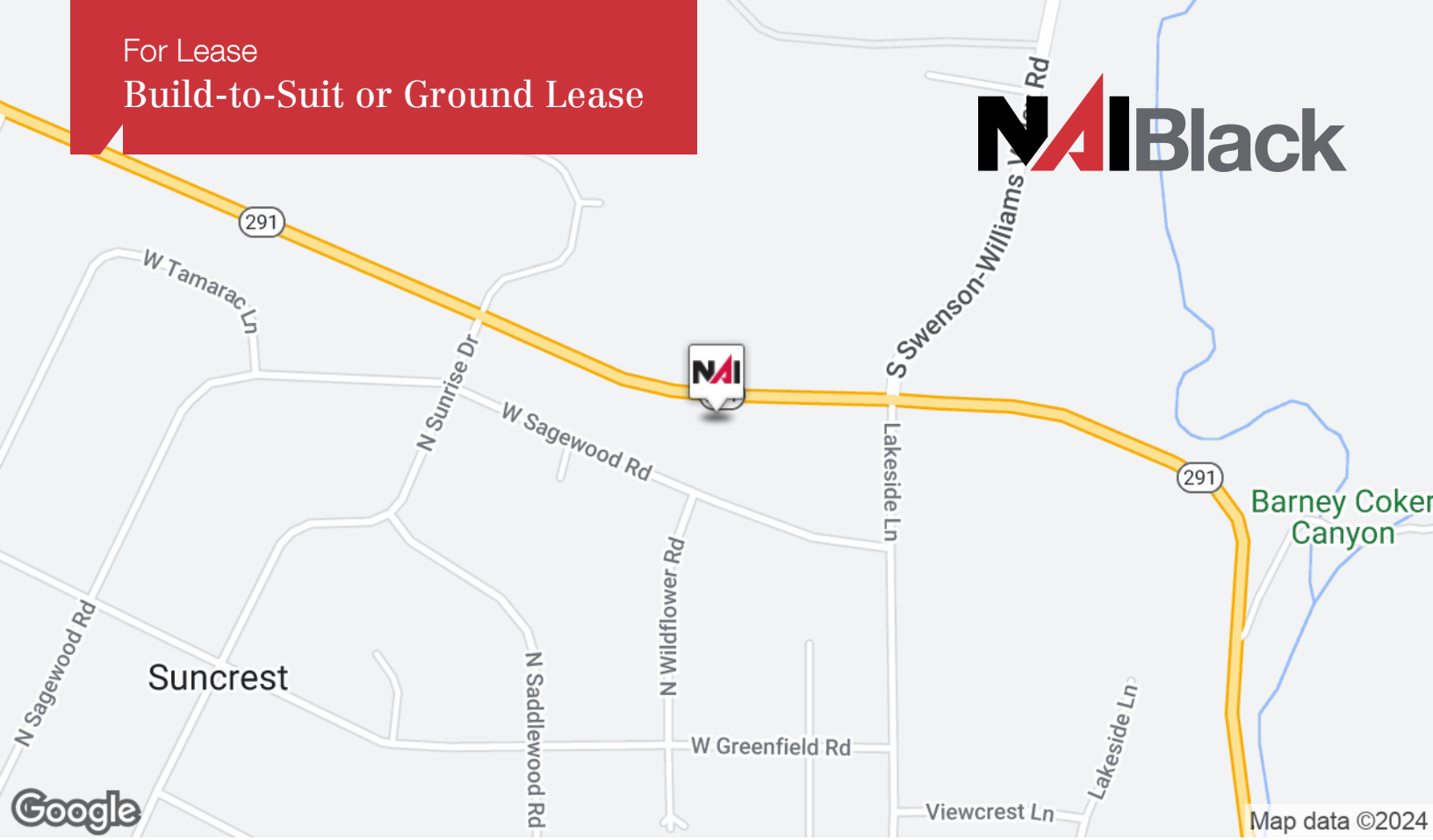
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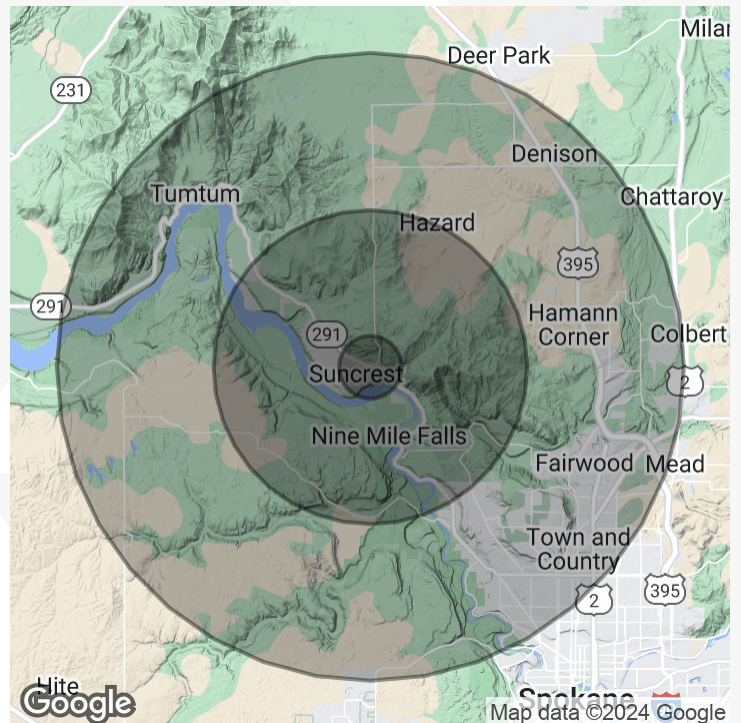
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| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 7,577 | 147,863 | 350,229 |
| Average Age | 45.5 | 47.0 | 39.4 |
| Average Age (Male) | 41.3 | 46.0 | 39.1 |
| Average Age (Female) | 46.4 | 48.8 | 41.5 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,849 | 59,944 | 139,623 |
| # of Persons per HH | 2.61 | 2.40 | 2.42 |
| Average HH Income | \$96,651 | \$80,688 | \$89,662 |
| Average House Value | \$278,083 | \$333,965 | \$239,801 |

* Demographic data derived from Esri forecast for 2022



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