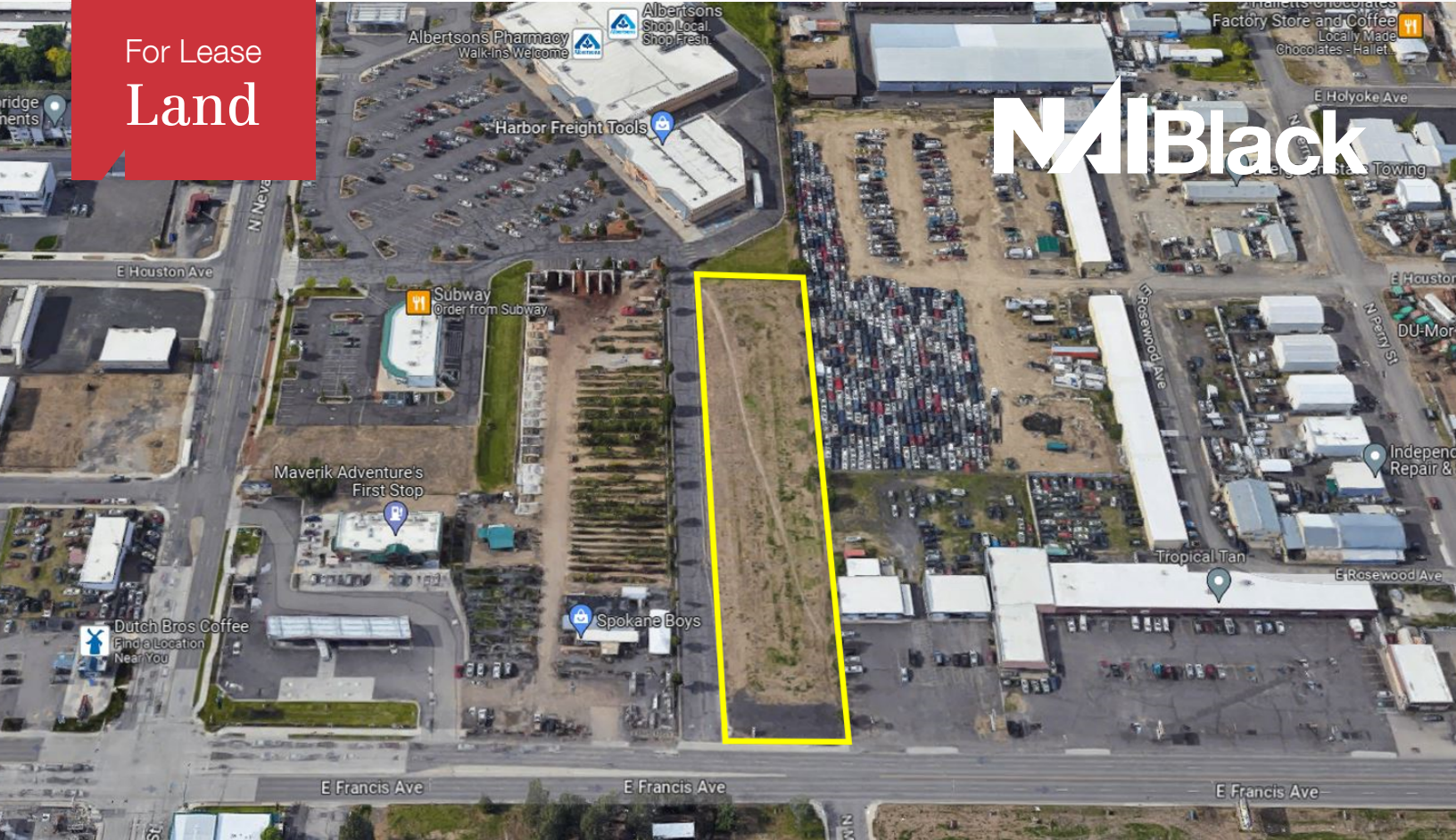


For Lease
Land



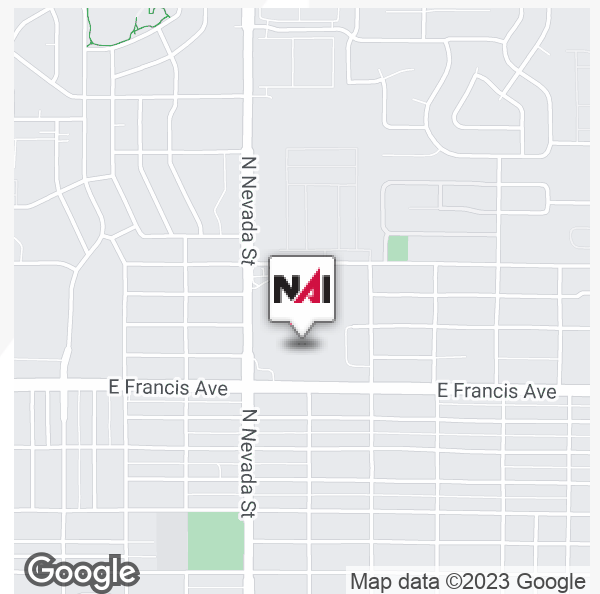
1123 E. Francis Ave.

Spokane, Washington 99208

Property Description

- Ground Lease or Build to Suit
- Lot Size: 1.69 AC ±
- Zoning: Commercial-Light Industrial
- 121' ± x607' ±
- Zoning: GC-70
- Traffic Count: 23,800 VPD ±
- Cross Easement to Albertsons Center
- Curb Cut Access to E. Francis Ave.

Ground Lease Rate: \$4,000.00 per month (NNN)



For more information

Stephen Pohl

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spohl@naiblack.com

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Spokane, WA 99201

509 623 1000 tel

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For Lease
Land



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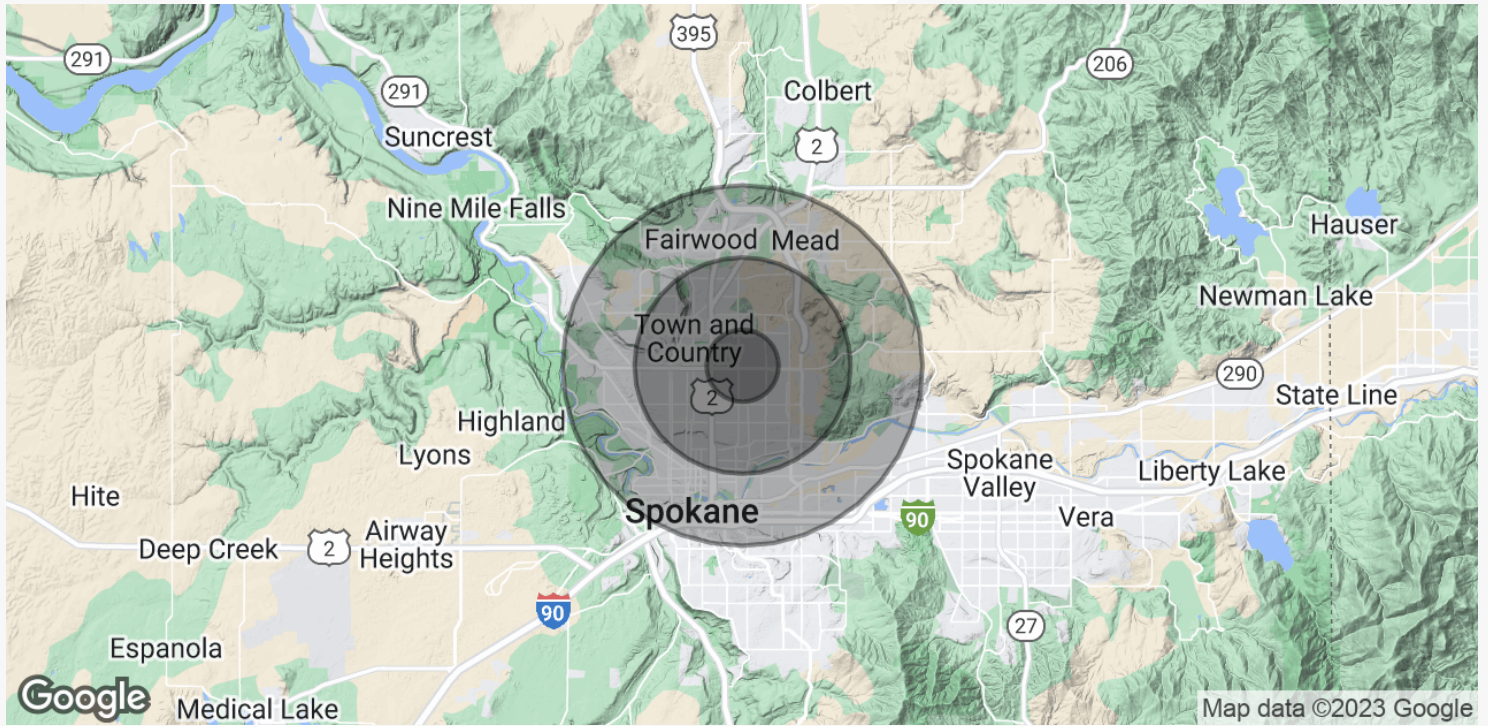


WHITMAN

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	1 Mile	3 Miles	5 Miles
Population			
Total Population	21,254	106,977	212,267
Average Age	37.8	36.0	37.4
Average Age (Male)	36.0	34.9	36.4
Average Age (Female)	39.2	36.9	38.4
Households & Income			
Total Households	9,433	43,107	86,068
# of Persons per HH	2.23	2.44	2.37
Average HH Income	\$60,551	\$71,865	\$78,635
Average House Value	\$126,318	\$171,880	\$189,106

* Demographic data derived from Esri forecast for 2023