

Lincoln Heights - Suite 4

2727 S. MT VERNON ST SUITE 4, SPOKANE, WA 99223

FOR LEASE



**WINDERMERE MANITO COMMERCIAL
WINDERMERE/MANITO LLC**

2829 S. Grand Blvd, Spokane, WA 99203
509.747.1051
WindermereCommercial.net

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Executive Summary

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OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr

NNN: \$3.50/sf/yr

Total Monthly Rent: \$5,541.25

Available SF: 4,290 SF

Market: South Hill

LOCATION OVERVIEW

Lincoln Heights Shopping center on corner of 29th and Regal. Space available for lease is formerly Chrome Fitness. Adjacent to the South Auto Licensing location on the west side of the newly remodeled Lincoln Heights Village. Very popular shopping center with ample parking.



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Additional Photos

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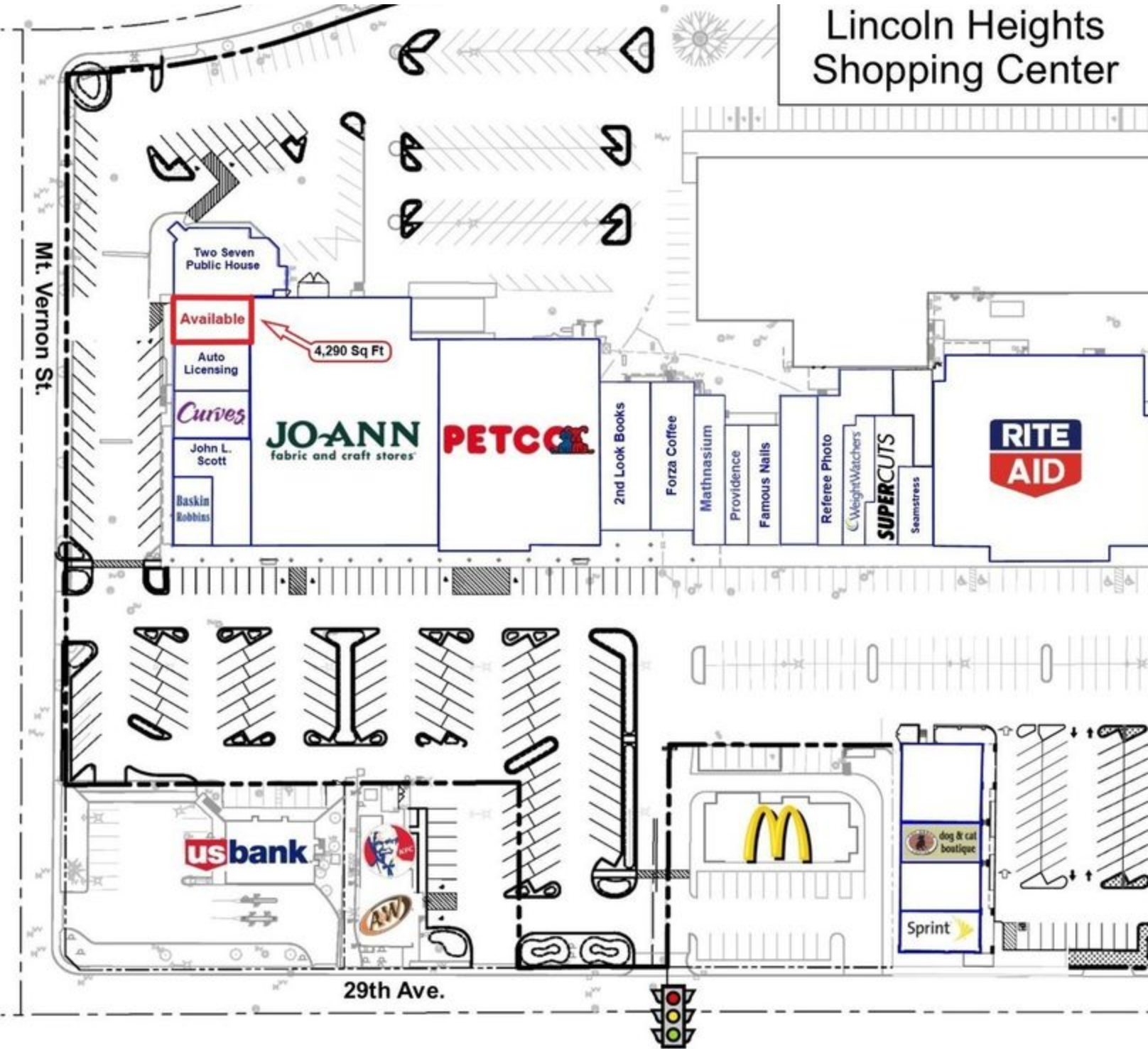
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Site Plan

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MT. VERNON ST.

27TH AVE

29TH AVE

REGAL ST.

AVAILABLE

BRUCHI'S

SOUTH HILL GRILL

PITA PIT

Do it Best

ZIP'S Drive-in

WELLS FARGO

THAI BAMBOO

SUBWAY

TACO BELL

JJ

RITE AID

TRADER JOE'S

Hallmark

COLD STONE CREAMERY

usbank

KFC

McDonald's

Sprint

The Urban Canine

PETCO

JO-ANN fabric and craft stores

FORZA COFFEE COMPANY

BR

SOUTH HILL AUTO LICENSING

THE TASSI



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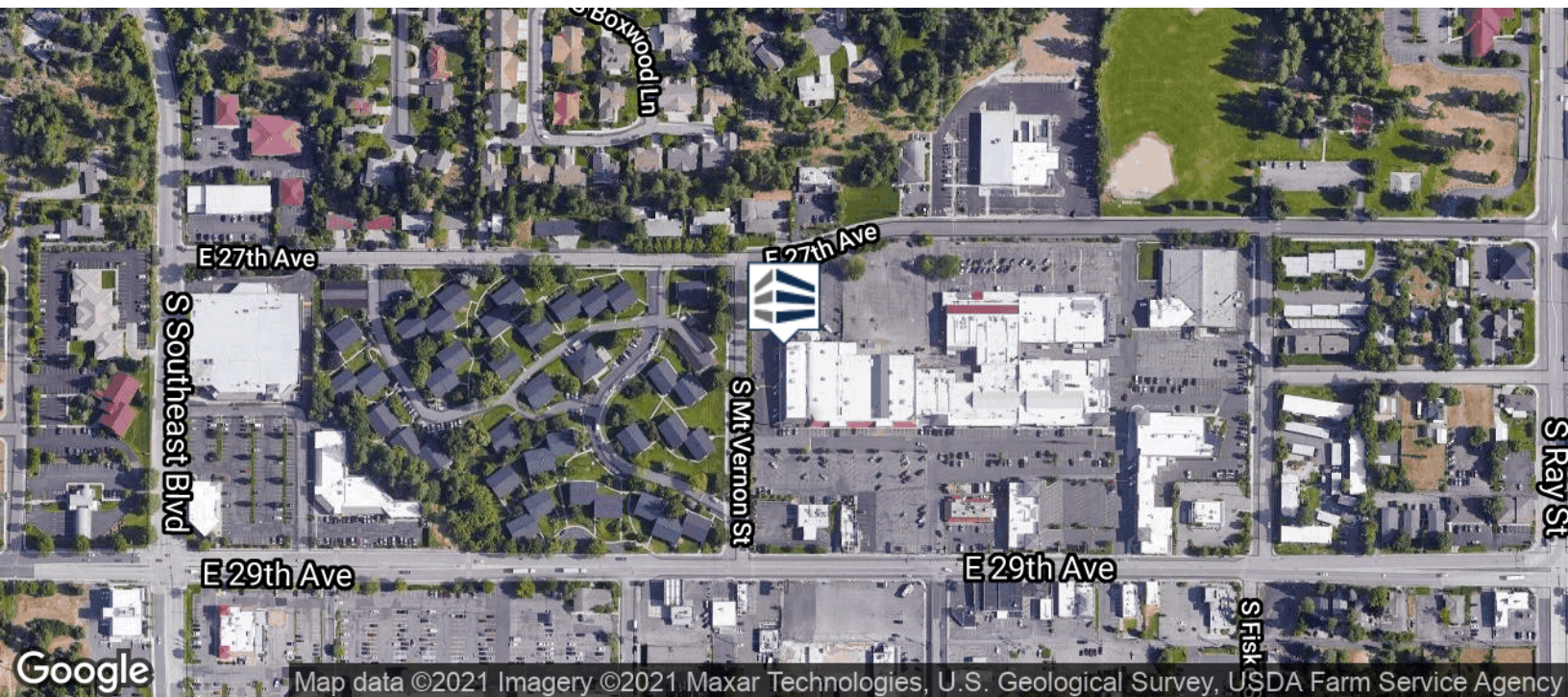
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Location Maps

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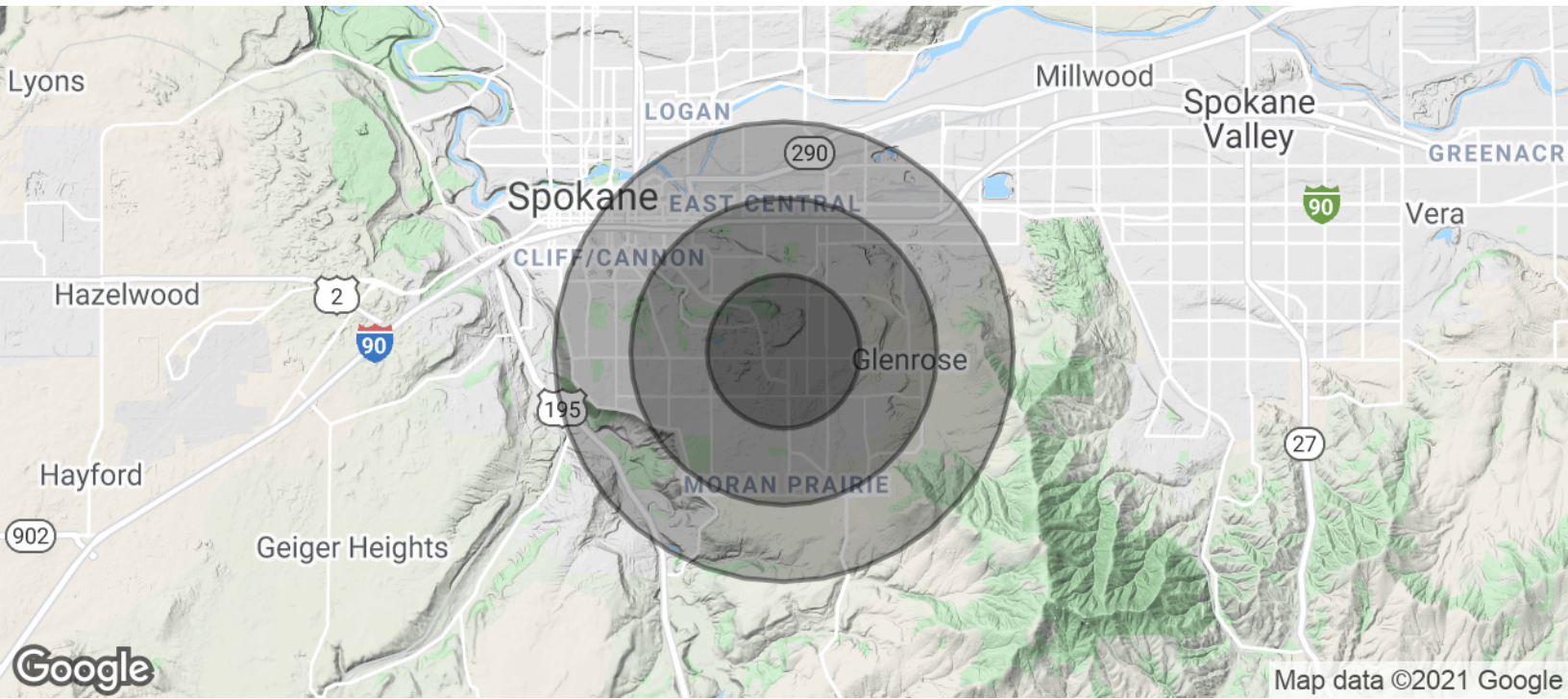
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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,217	51,120	84,014
Average age	39.9	38.4	38.5
Average age (Male)	36.9	36.2	36.4
Average age (Female)	42.3	39.9	40.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,388	21,752	35,609
# of persons per HH	2.2	2.4	2.4
Average HH income	\$64,092	\$66,396	\$68,639
Average house value	\$226,884	\$219,327	\$233,388

* Demographic data derived from 2010 US Census



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