

For Lease
Heritage Village Shopping Center

NAIBlack

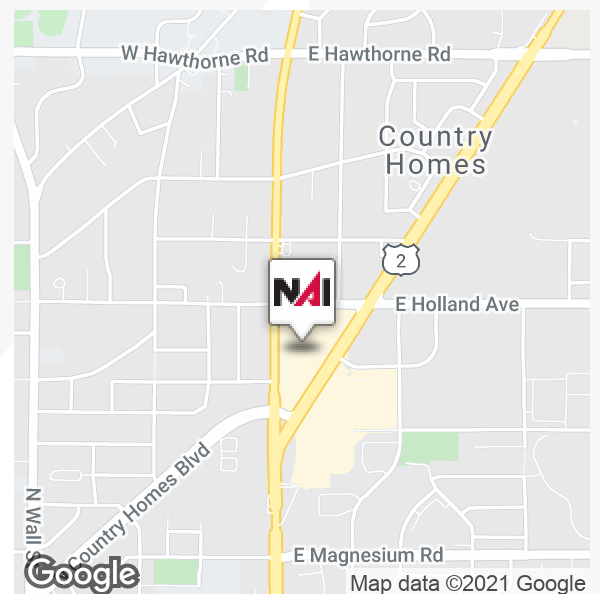


9329 N Newport Hwy
Spokane, Washington 99218

Property Highlights

- Spaces Available: 1,606 SF +/-
- Great Visibility
- (2) Pylon Signage Opportunities
- Traffic Count: 54,000 VPD on N. Division St. and N. Newport Hwy. Intersecting
- Major Stores Within 1 Mile: Home Depot, Wal-Mart, Rosauers, McDonalds, Burger King, Target, Sports Authority, PetSmart, Starbucks and Wendy's.
- Co-Tenants: Skechers, Starbucks, The Barbers, Supercuts, McDonald's, Rosauers, Wingstop, Rite Aid, Casual Spaces, Shopko Optical and Dollar Tree.

Lease Rate: \$22.00 SF/yr (NNN)



For more information

Stephen Pohl

Managing Broker Retail
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Drew Ulrick, SIOR

Retail & Industrial Broker
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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300
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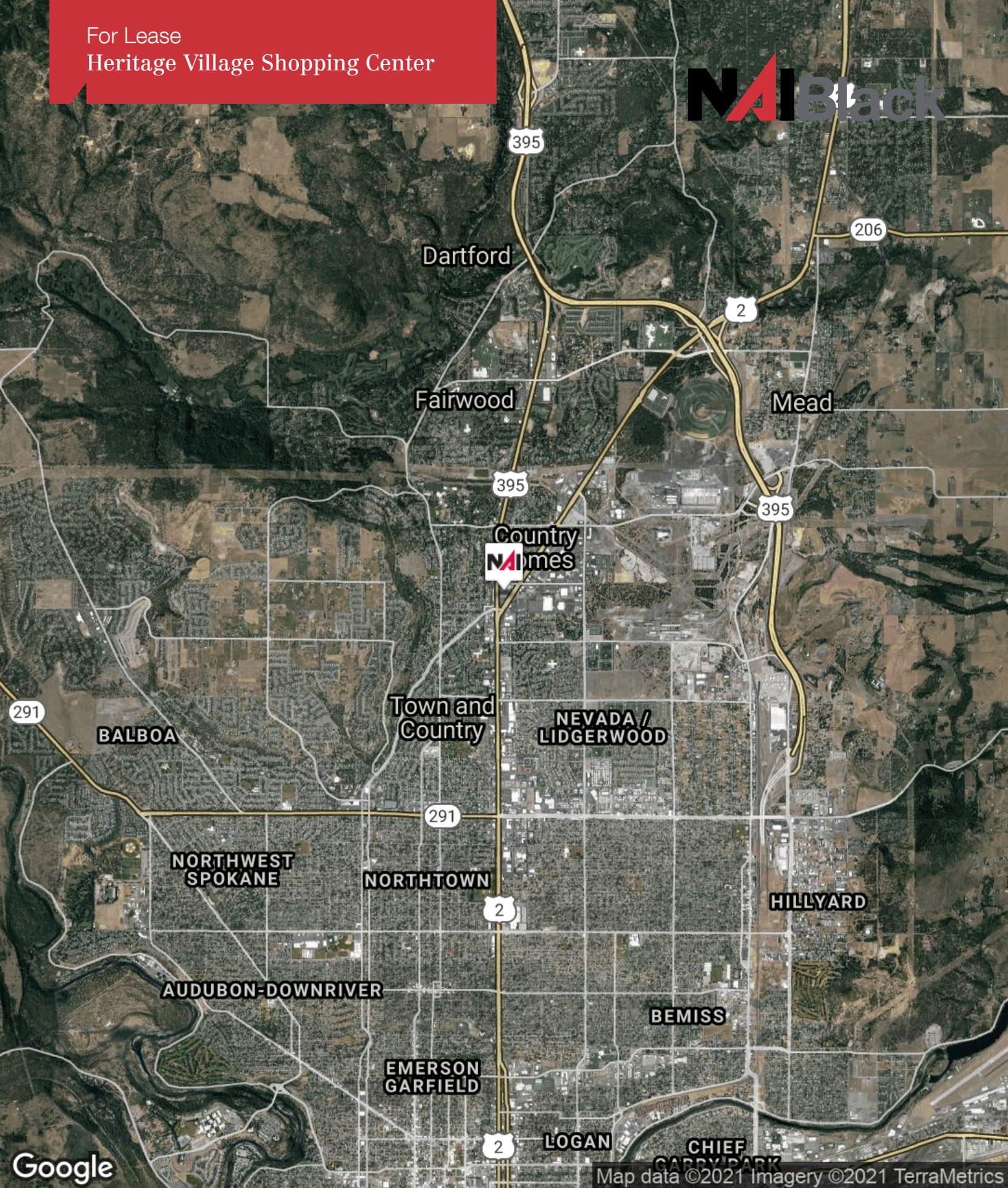


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High Traffic Location at the "Y" Between N. Division St.
and N. Newport Hwy.

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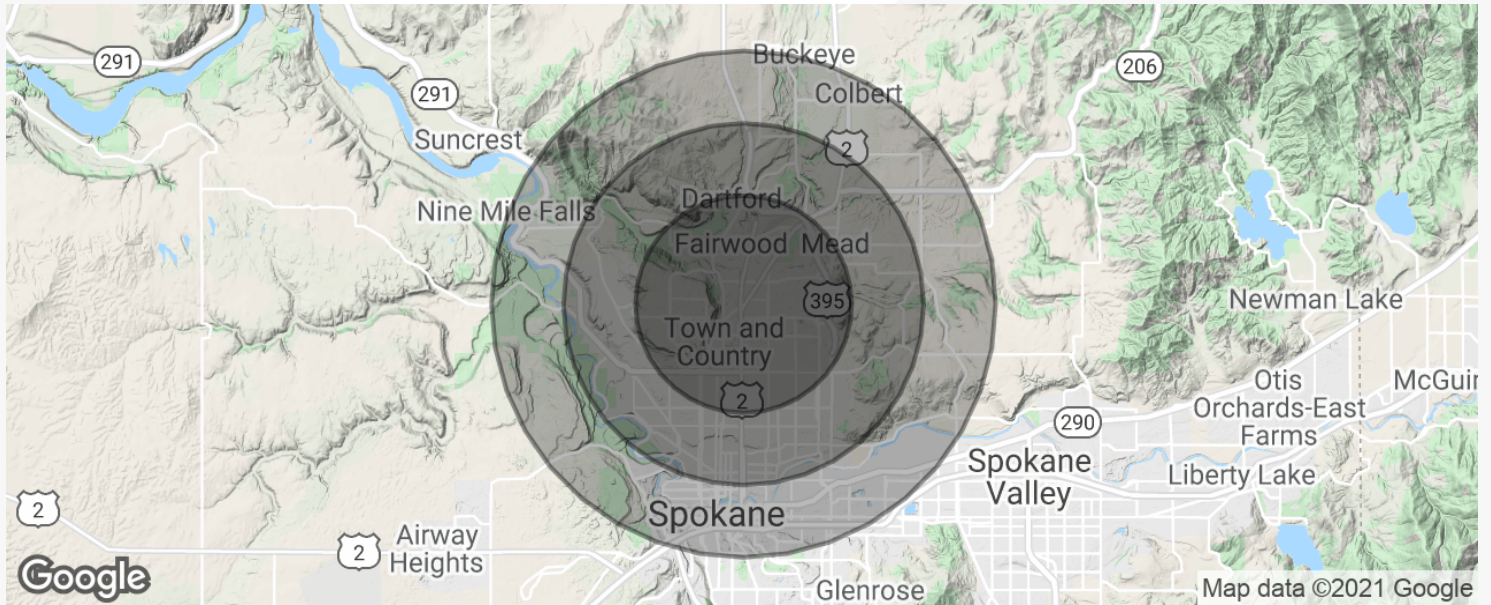
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By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	74,329	170,174	237,983
Median Age	35.8	36.9	36.6
Projected 2024 Population	78,234	178,644	250,265
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	29,665	67,236	95,554
Average HH Income	\$68,860	\$68,737	\$67,570
Projected 2024 HH Income	\$81,683	\$81,188	\$79,668
DRIVE TIMES	10 MIN.	15 MIN.	20 MIN.
Total Population	95,825	176,013	239,097
Median Age	36.6	36.6	36.9
Average HH Income	\$69,962	\$68,931	\$68,809
Projected 2024 Population	100,958	184,847	251,822
Projected 2024 HH Income	\$82,831	\$81,291	\$81,110

