

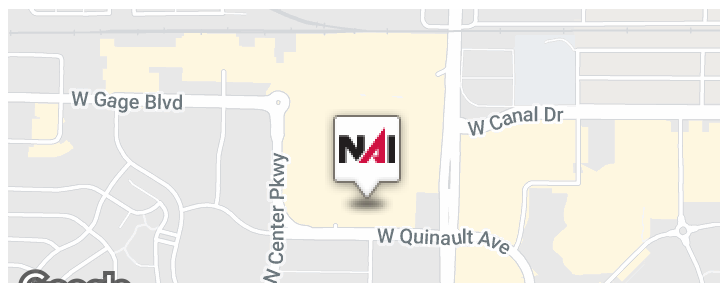


Toys R Us

821 N Columbia Center
Kennewick, WA 99336

Property Highlights

- Located in the Heart of Tri-Cities.
- Surrounded by Major Retailers and Professional Offices.
- Willing to Demise, Upon Terms and Conditions.
- Ceiling Heights from 14' to 22'.
- Loading Dock
- Ample Parking.
- MLS# 254058



Offering Summary

Lease Rate:	\$10.00 SF/yr (\$6.59 NNN)
Building Size:	37,899 SF
Available SF:	37,899 SF

For More Information



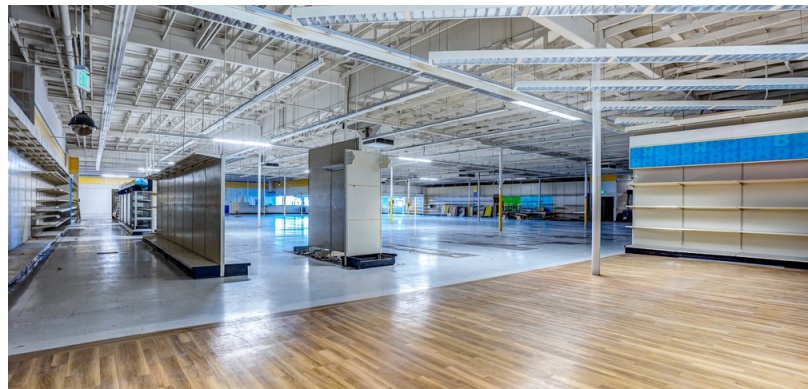
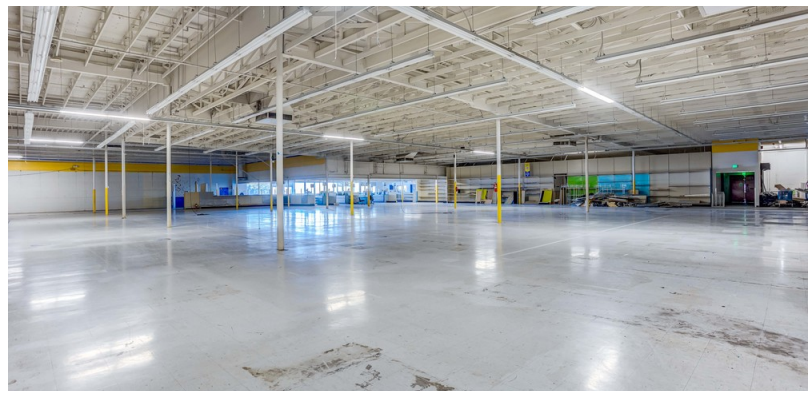
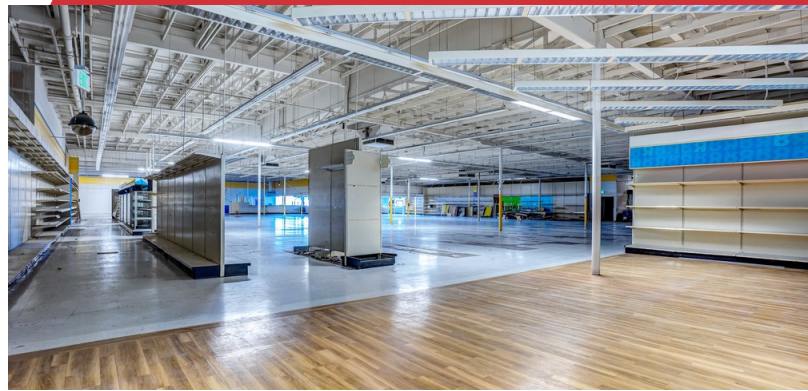
Todd Sternfeld

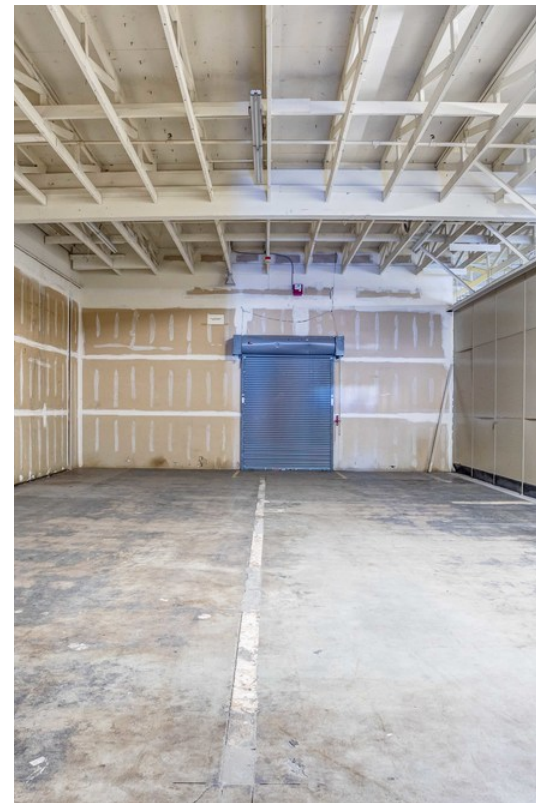
O: 509 943 5200
todd@naitcc.com



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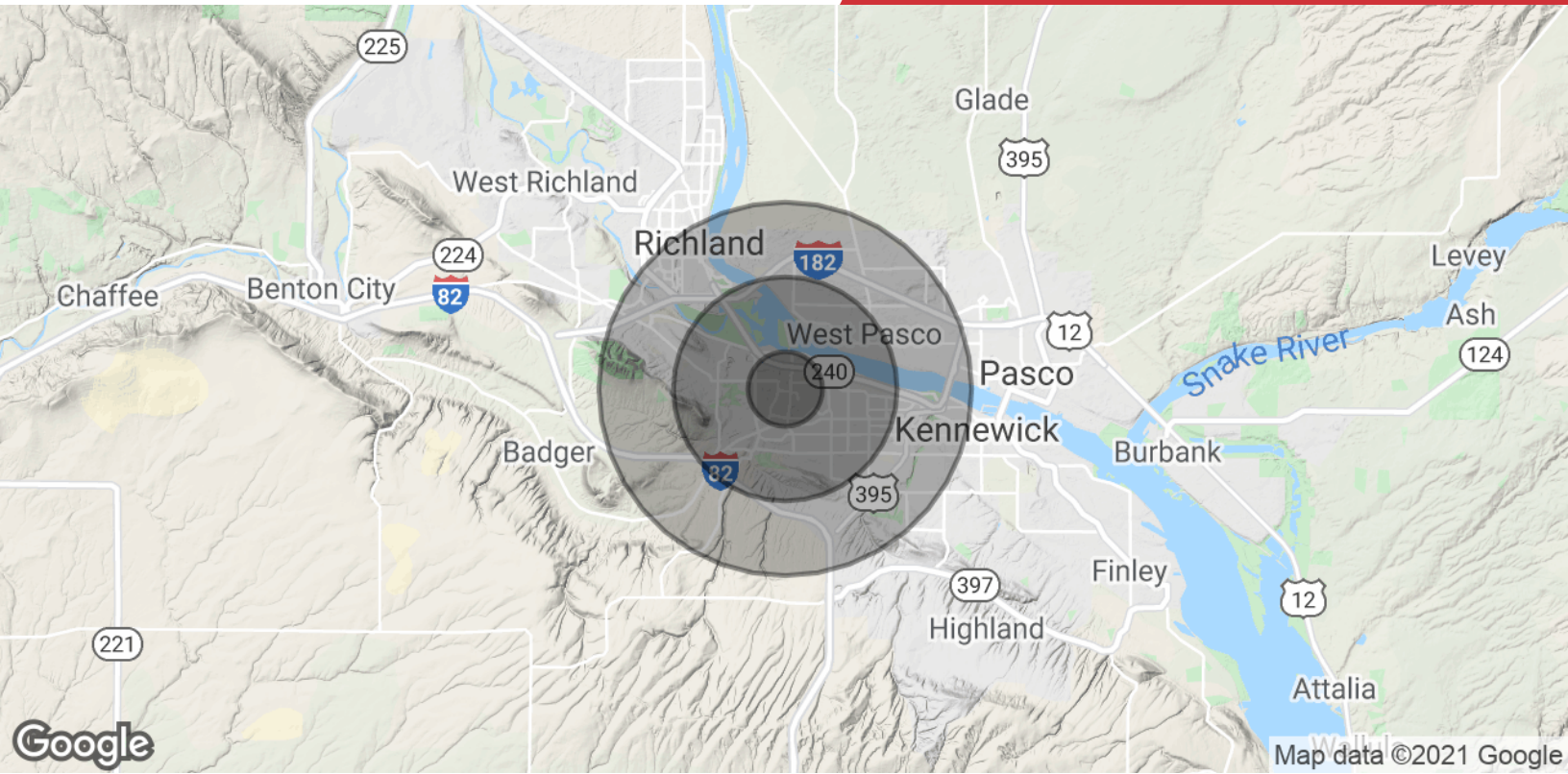
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,808	46,003	101,170
Average age	32.0	35.1	33.7
Average age (Male)	32.6	34.4	32.9
Average age (Female)	31.9	35.9	34.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	3,395	17,069	36,861
# of persons per HH	2.6	2.7	2.7
Average HH income	\$73,397	\$78,506	\$73,696
Average house value	\$190,567	\$216,153	\$204,770

* Demographic data derived from 2010 US Census