

SALE

20 N Benton St

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kennewick, WA 99336



PRESENTED BY:

JAMES WADE

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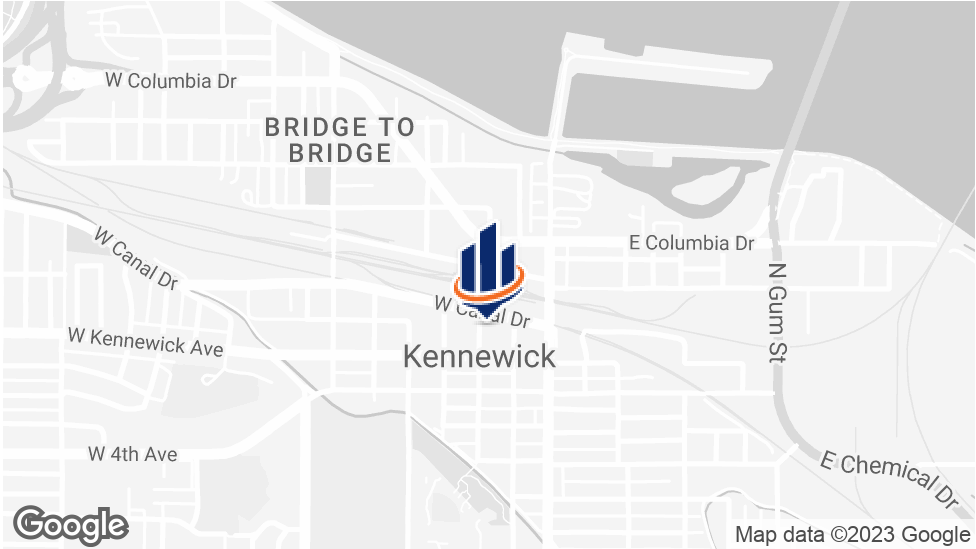
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$600,000
BUILDING SIZE:	5,270 SF
AVAILABLE SF:	
LOT SIZE:	0.177 Acres
PRICE / SF:	\$113.85
ZONING:	Commercial Business District
APN:	101891020002009

PROPERTY OVERVIEW

Hard to find stand alone building in Downtown Kennewick. Property is in HUB Zone/Opportunity Zone. In good condition with 3 bathrooms, retail glass, multiple offices and high bay space in rear. 8 parking spaces on site as well as curb side parking in front of building.

PROPERTY HIGHLIGHTS

- Prime Location Downtown Kennewick
- Individual Parking Spots
- High bay space

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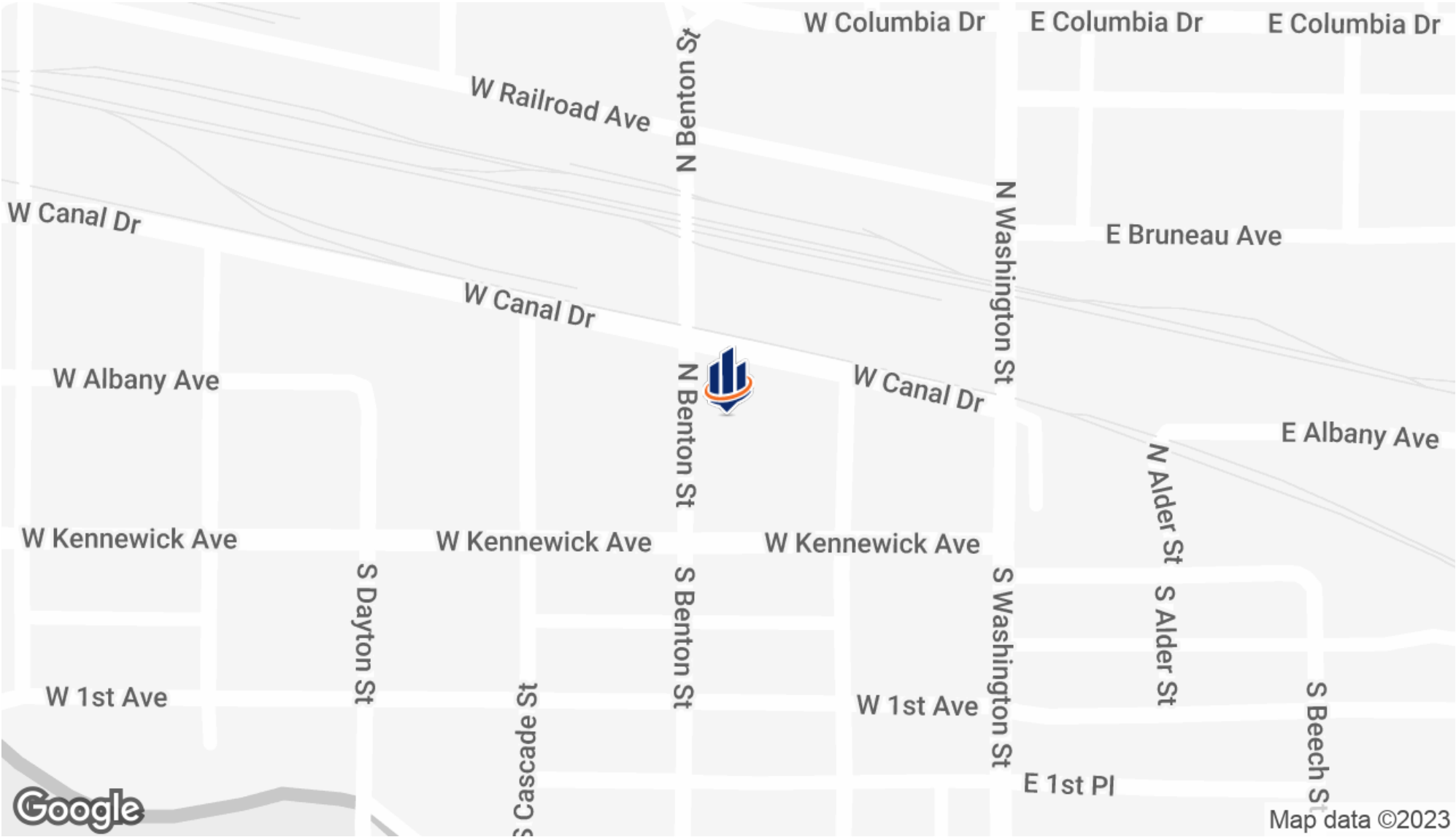
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES1 MILE1.5 MILES

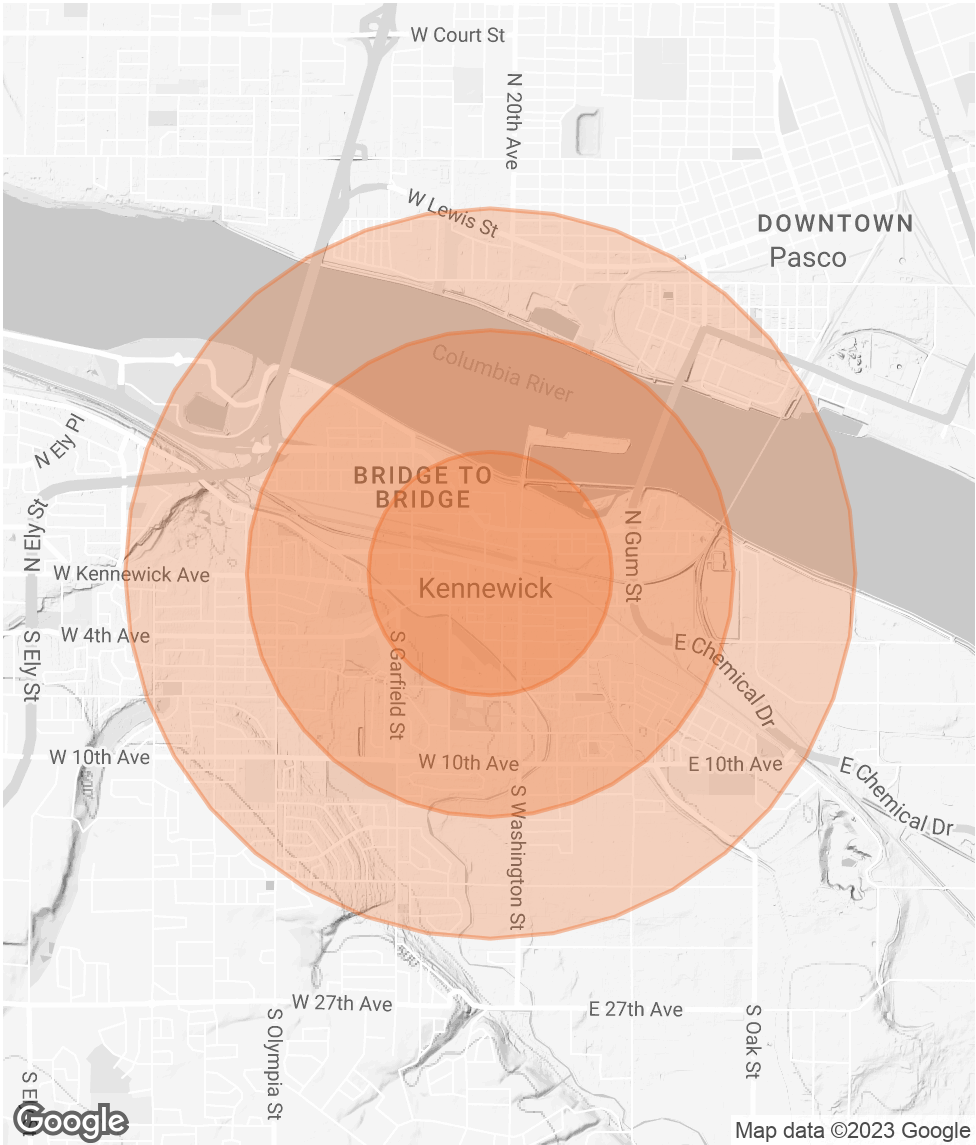
TOTAL POPULATION	1,696	10,144	21,699
AVERAGE AGE	35.0	33.5	32.4
AVERAGE AGE (MALE)	36.2	33.9	32.2
AVERAGE AGE (FEMALE)	36.9	34.8	33.8

HOUSEHOLDS & INCOME

0.5 MILES1 MILE1.5 MILES

TOTAL HOUSEHOLDS	767	4,260	8,185
# OF PERSONS PER HH	2.2	2.4	2.7
AVERAGE HH INCOME	\$57,408	\$47,460	\$53,474
AVERAGE HOUSE VALUE	\$141,941	\$131,173	\$150,678

* Demographic data derived from 2020 ACS - US Census



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