



For Lease



1084 George Washington Way

RICHLAND, WA 99352

PRESENTED BY:

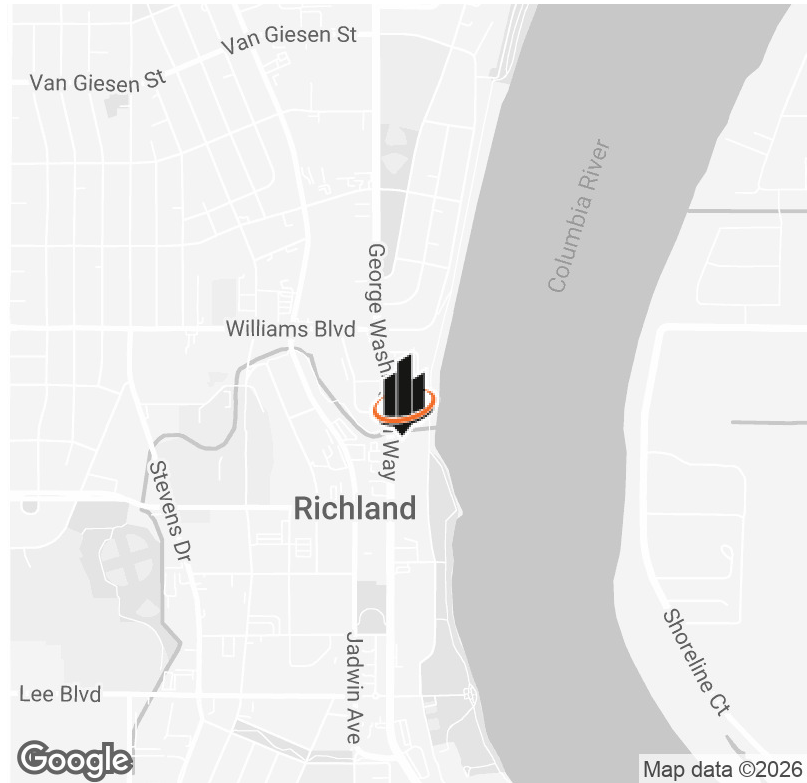
ASHLEY MOALA

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OFFERING SUMMARY

LEASE RATE: \$21 SF/yr (NNN)

BUILDING SIZE: 11,026 SF

AVAILABLE SF: 1,445 SF

YEAR BUILT: 2019

LOT SIZE: 1.74 acres

PROPERTY OVERVIEW

George Washington Way Frontage retail space is available for a new tenant. This property offers a clean platform for a range of retail uses, with an open layout suited to merchandising, customer service, and operational efficiency. High traffic area and excellent visibility with strong brand presentation, monument signage and ample parking.

PROPERTY HIGHLIGHTS

- Flexible open layout
- George Washington Way Frontage with monument signage
- Excellent Visibility in High Traffic Retail corridor of Richland
- Ample Parking



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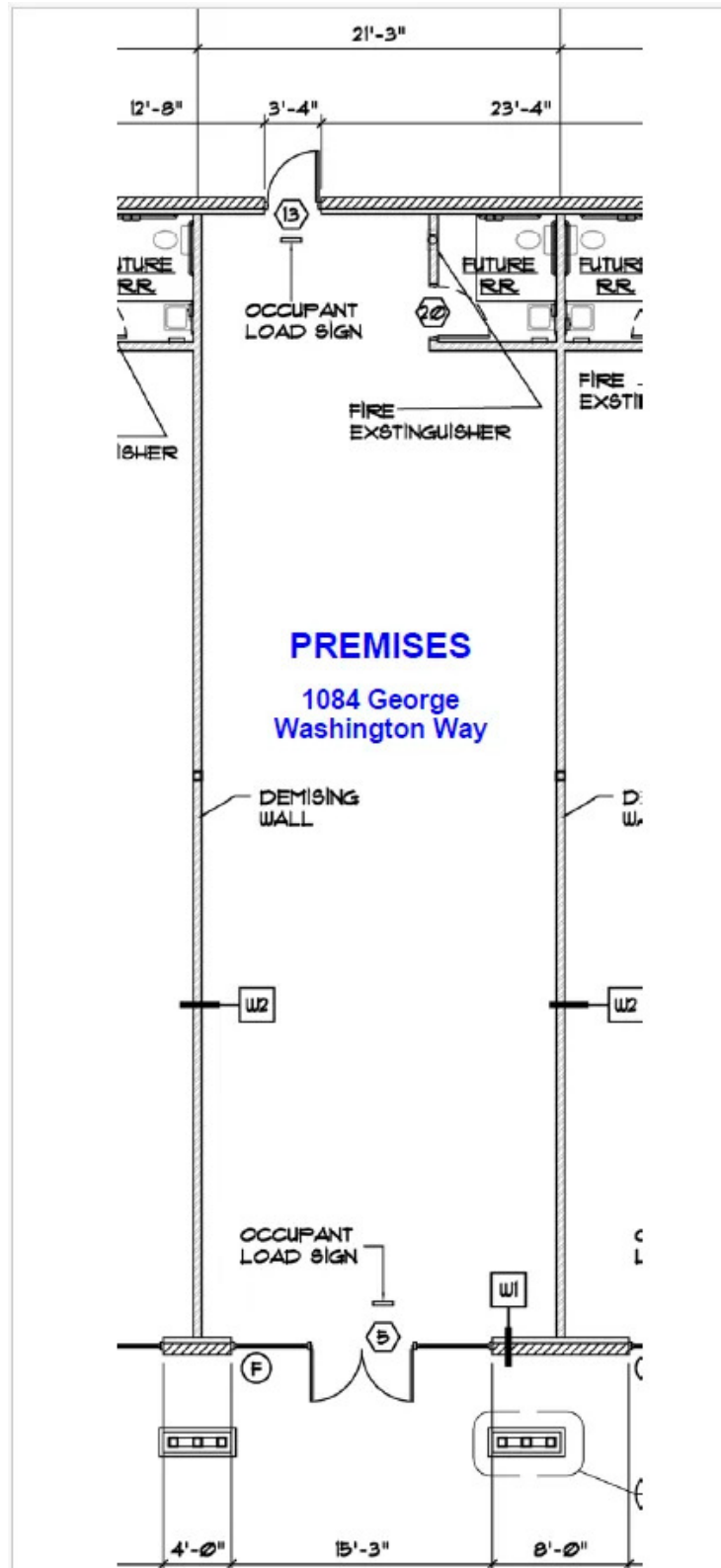
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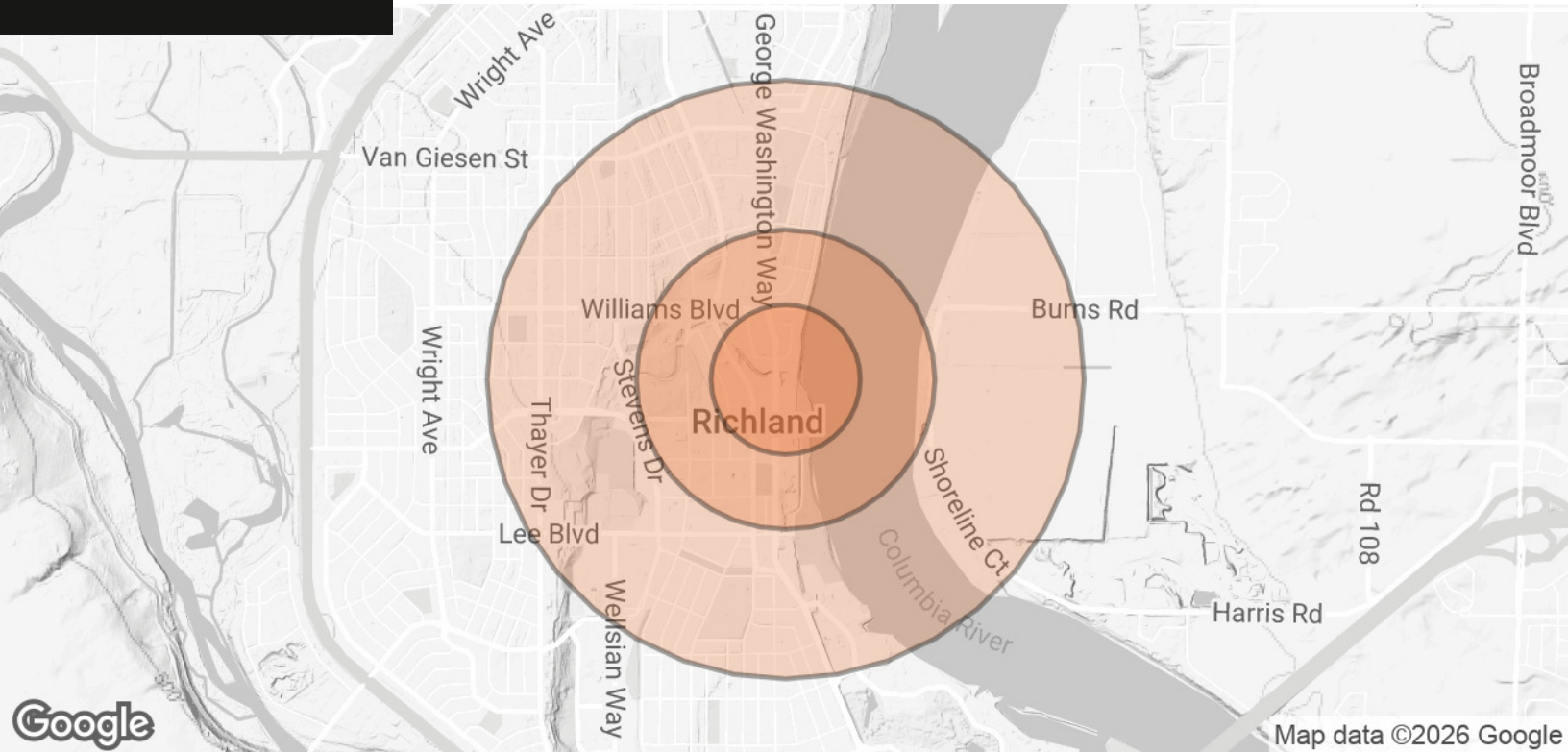




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	439	1,652	6,781
AVERAGE AGE	41.6	38.7	35.5
AVERAGE AGE (MALE)	40	36.7	33.8
AVERAGE AGE (FEMALE)	42.8	39.9	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	157	571	2,486
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$103,556	\$99,877	\$91,538
AVERAGE HOUSE VALUE	\$383,276	\$382,539	\$354,373

2023 American Community Survey (ACS)



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