

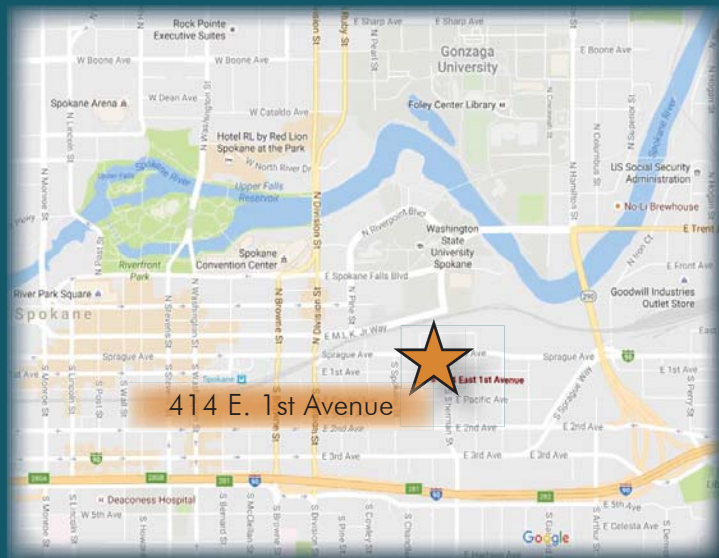
FOR LEASE

414 E. 1st Avenue
Spokane, WA 99202



**±5,000 SF WAREHOUSE
WITH OFFICE**

**LEASE PRICE:
\$2,000/MO/NNN**



PROPERTY DETAILS

BUILDING SF: ±5,000 SF

LOT SIZE: ±12,680 SF

YEAR BUILT: 1984

PARCEL #: 35202.1204 & 35202.1217

- FORMER AUTOBODY SHOP
- GREAT PERIPHERY LOCATION - CLOSE TO DOWNTOWN
- CONCRETE BLOCK
- 2 OVERHEAD DOORS
- PAVED FENCED YARD

CASEY BRAZIL

509.755.7579 or casey.brazil@khco.com

601 W. Main, Ste 400
Spokane, WA 99201

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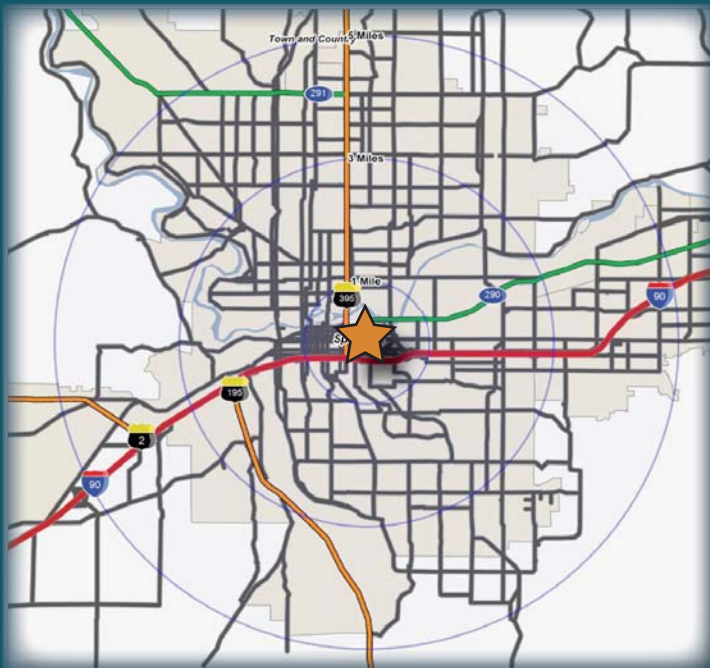
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DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
2015 Est Pop	12,192	119,371	219,587
2010 Cens Pop	11,560	113,676	210,001
2020 Proj Pop	12,784	126,125	232,074
Proj Annual Growth	1.0%	1.1%	1.1%
2015 Ave HHI	\$38,661	\$52,774	\$56,443
2015 Med HHI	\$28,281	\$42,060	\$46,190
2015 Est Daytime	62,086	164,701	237,659



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