

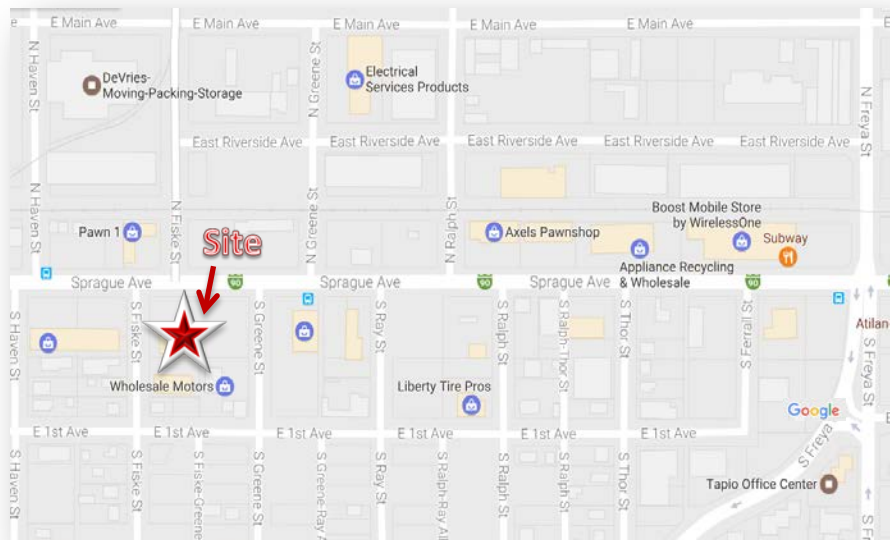


Google

3104 E Sprague Avenue Spokane, Washington

Property Features

- Building Size: 4,500 SF +/-
- Lot Size: 41,299 SF +/-
- Year Built: 1998
- Spokane County Assessor's Tax Parcel #: 35191.2401
- Completely fenced with 3 separate entrances
- Approximately a half block with two corners
- High visibility
- Central location
- Close to downtown with easy access to the freeway
- Tenant pays utilities and janitorial
- Average daily traffic count:
 - Sprague Ave: 13,400 cars per day
 - Freya Ave: 27,000 cars per day
 - I-90: 113,000 cars per day



Sale Price: \$850,000
Lease Rate: \$3,950/Month MG

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3104 E Sprague



Location Highlights

- In close proximity to a multitude of car dealerships and other industrial style businesses
- Minutes from I-90 and Freya Ave

Population	1 Mile Radius	8,077
	3 Mile Radius	90,218
	5 Mile Radius	211,160
Median Household Income	1 Mile Radius	\$36,663
	3 Mile Radius	\$39,028
	5 Mile Radius	\$41,709
Average Household Income	1 Mile Radius	\$48,390
	3 Mile Radius	\$56,957
	5 Mile Radius	\$59,986



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