

SPACE FOR LEASE

SPACE AVAILABLE RANGE |
2,000 SF - 4,800 SF



Washington Plaza - Pad Site

1745 George Washington Way, Richland, WA 99354

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PAD SITE RENDERINGS



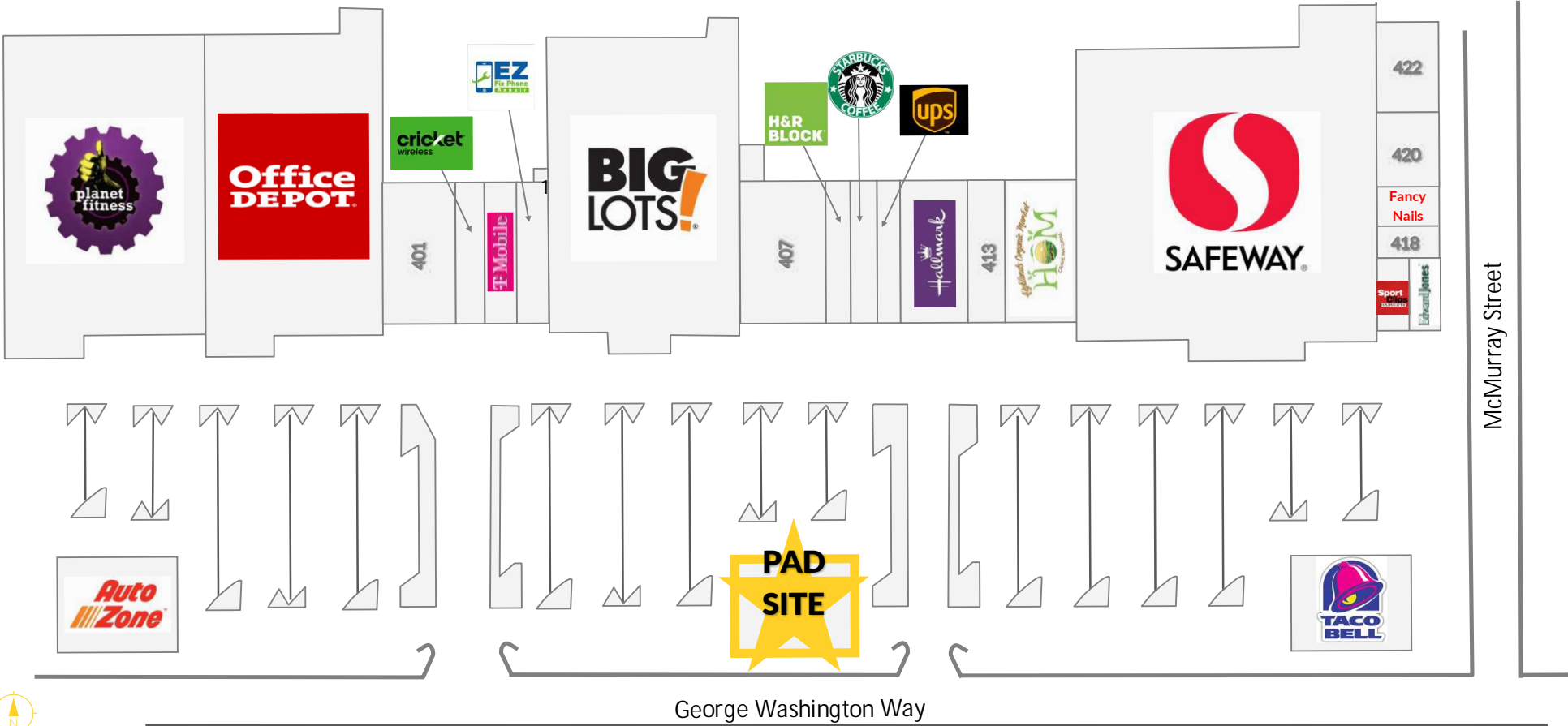
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SITE PLAN

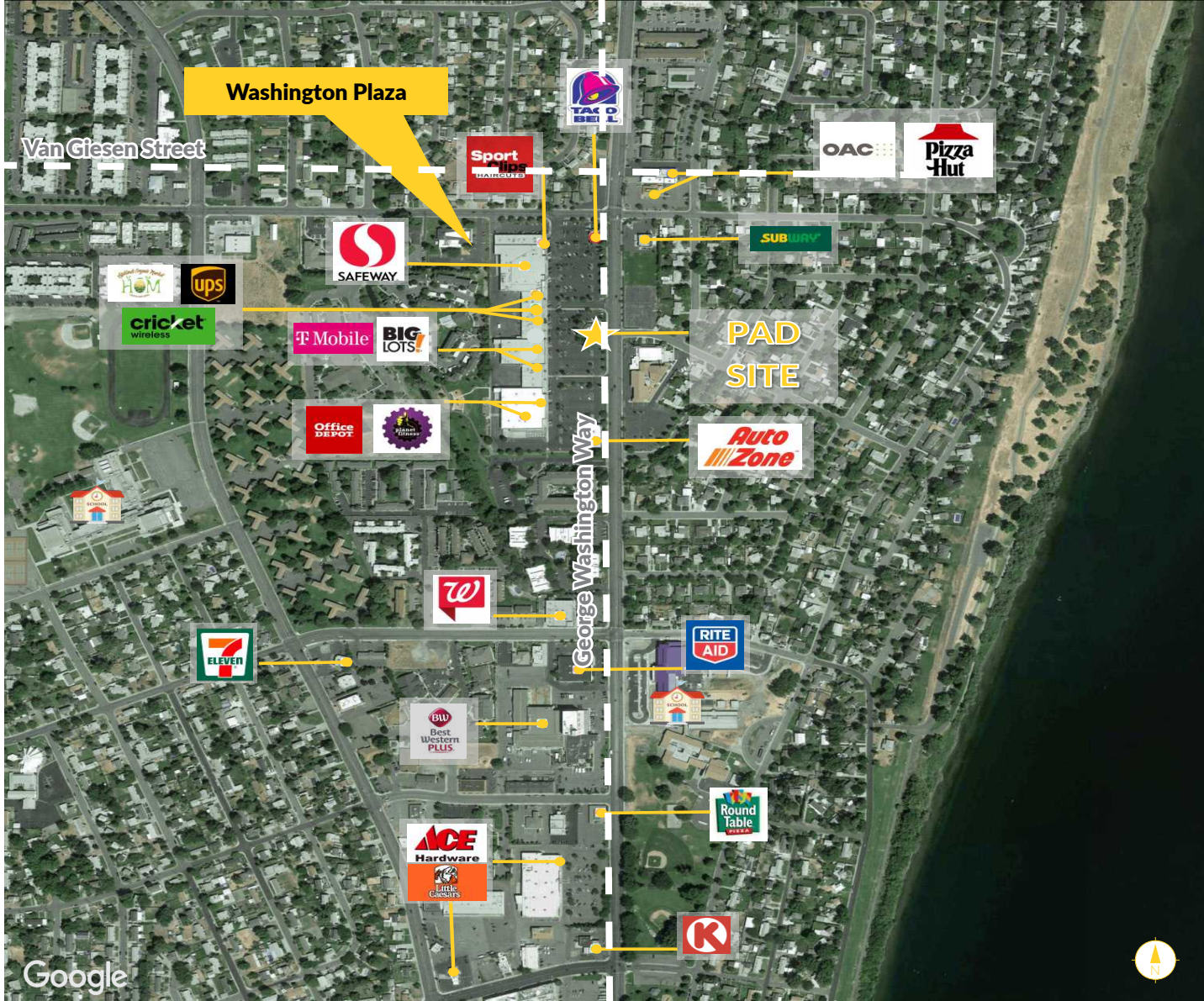


New Pad Building to be Completed | **Drive Thru Available** | **Set Up for Fast Food/QSR User**

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Traffic Counts

George Washington Way North of Van Giesen | +/-23,068 ADT

Van Giesen West of George Washington Way | +/-6,291 ADT

McMurray West of George Washington Way | +/-8,330 ADT

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Lease Rate
\$TBD

Available Space
±4,800 SF (demisable down to ±2,000 SF)
Negotiable

Demographics	1 Mi	3 Mi	5 Mi	10 Mi
Estimated Population (20)	11,929	36,359	88,521	227,953
Projected Population (25)	12,915	39,640	97,090	250,283
Projected Annual Growth (20-25)	1.7%	1.8%	1.9%	2.0%
Estimated Average HHI	\$79,042	\$92,095	\$103,298	\$92,580
Estimated Median HHI	\$72,042	\$77,100	\$88,516	\$77,166
Median Age	37.1	37.0	36.0	34.3
Daytime Population Demos	6,6745	30,371	69,225	161,229

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