Property Features
• 29,200 SF ± Available
• 120’ Frontage
• Space May Be Divided
• Dedicated Loading Dock
• High Ceilings
• Separate Dedicated Pylon Signage
• Great Parking Field
• Traffic Counts Per Day:
  • E. Sprague: 27,000 VPD
  • Sullivan: 21,000 VPD
• Neighboring Businesses:
  • Walgreens
  • Fred Meyer
  • MUV Fitness
  • US Bank
  • KFC
  • Harbor Freight
  • Complete Athlete
  • Mongolian Grill
  • Ace Hardware

Lease Rate:
$7.00 PSF/YR/NNN

For More Information, Contact:
Stephen Pohl
+1 509 622 3568
spohl@naiblack.com

Drew Ulrick
+1 509 622 3562
dulrick@naiblack.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE
INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS,
CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR
WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR
PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE
PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.
107 S. Howard; Suite 500
Spokane, Washington 99201
+1 509 623 1000
naiblack.com
Population 3 Mile Radius  63,180
5 Mile Radius  106,333
7 Mile Radius  134,586

Average Household Income
3 Mile Radius   $64,141
5 Mile Radius   $68,995
7 Mile Radius   $72,528

2016 Demographics:

For More Information, Contact:

Stephen Pohl
+1 509 622 3568
spohl@naiblack.com

Drew Ulrick
+1 509 622 3562
dulrick@naiblack.com

NAI Black
SITE PLAN

Suite 22
29,200 SF
$7.00/PSF
NNN

Stephen Pohl
+1 509 622 3568
spohl@naiblack.com

Drew Ulrick
+1 509 622 3562
dulrick@naiblack.com