

BUILD TO SUIT/ GROUND LEASE

4603 & 4701 E. Sprague Avenue
Spokane Valley, WA 99212



Build to Suit / Ground Lease

\$2.60/SF/NNN, Anually

Neighboring Business:

Walmart, Home Depot, Lowes, Aslin Finch, Dollar Tree, Big 5, AutoZone, Carpet Barn, McDonald's, Wendy's, Jack in the Box, IHOP, Country Homes Power, Subway, Sprint, Mattress Firm Intermountain Community Bank and Costco

PROPERTY INFORMATION

Pad Site A:

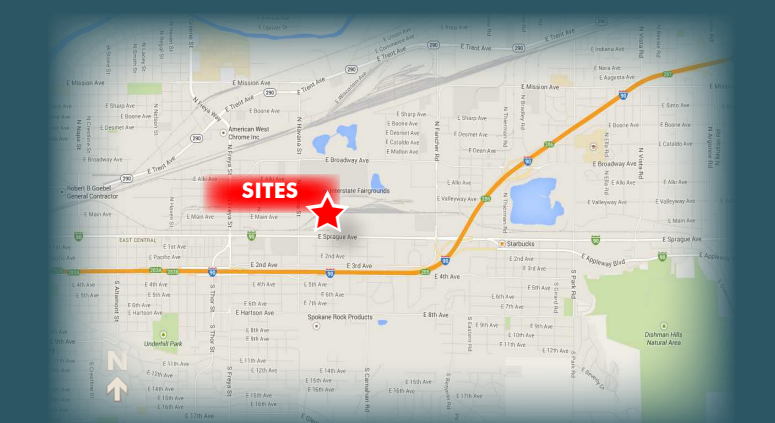
- 4701 E. Sprague Avenue
- \$1,249,274.00 Sale Price
- \$10,411/MO/NNN Lease Price
- ±48,049 SF

Parcel C

- 4603 E. Sprague Avenue
- \$954,460.00 Sale Price
- \$8,000/MO/NNN Lease Price
- ±36,710 SF

Features

- Anchored by Walmart - Now Open
- Lighted Intersection
- Zoned Regional Commercial



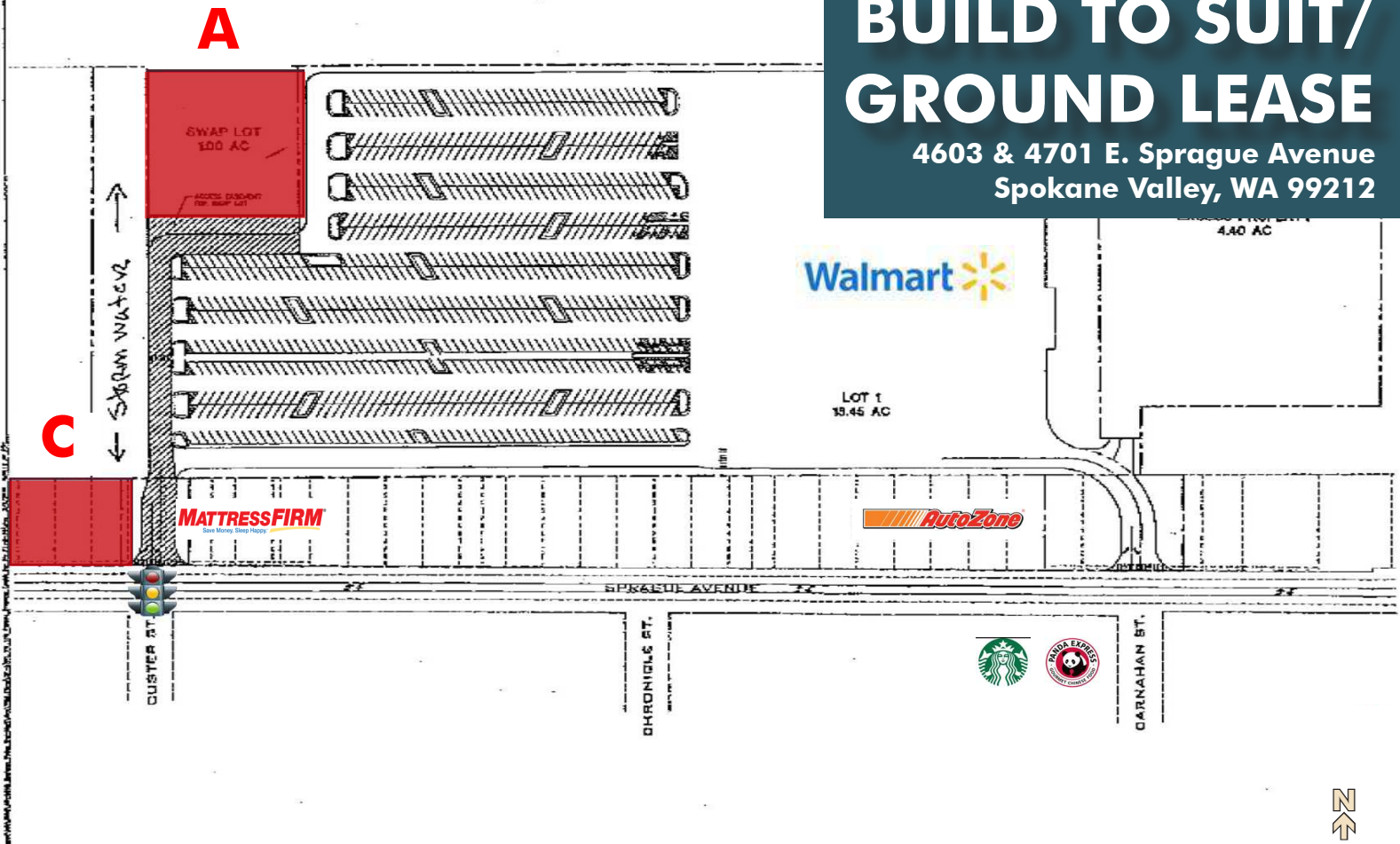
Chad Carper
509.755.7572
chad.carper@khco.com

**KIEMLE &
HAGOOD**
COMPANY
509.838.6541
khco.com

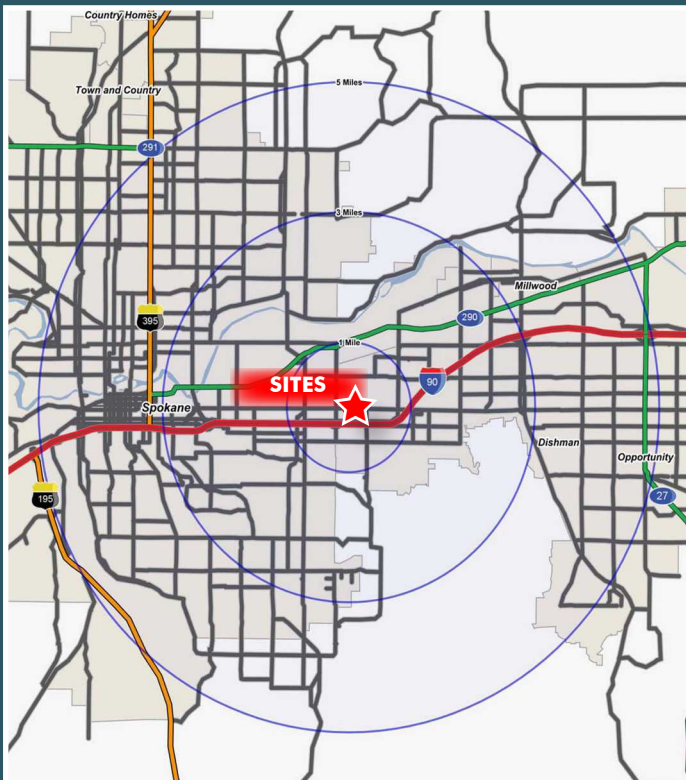
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SITE PLAN & DEMO MAP



TRAFFIC COUNTS

Sprague @ Carnahan: ±19,804 ADT
Fancher @ Sprague: ±19,563 ADT
I-90 @ Havana: ±107,318 ADT

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Est 11 Population	5,006	69,357	206,319
Daytime Population	7,765	45,032	148,177
Proj Change 11-16	0.7%	0.7%	1.0%
Est Average 11 HHI	\$44,651	\$54,994	\$54,753
Est Median 11 HHI	\$37,330	\$44,256	\$43,632
Est Median Age	36.4	36.3	36.5

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**KIEMLE &
HAGOOD
COMPANY**
8500 N. MOUNTAIN VIEW
SPokane, WA 99218
509.838.6541
khco.com

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