

# FOR LEASE

Division St  
1800N



## RETAIL SPACE FOR LEASE

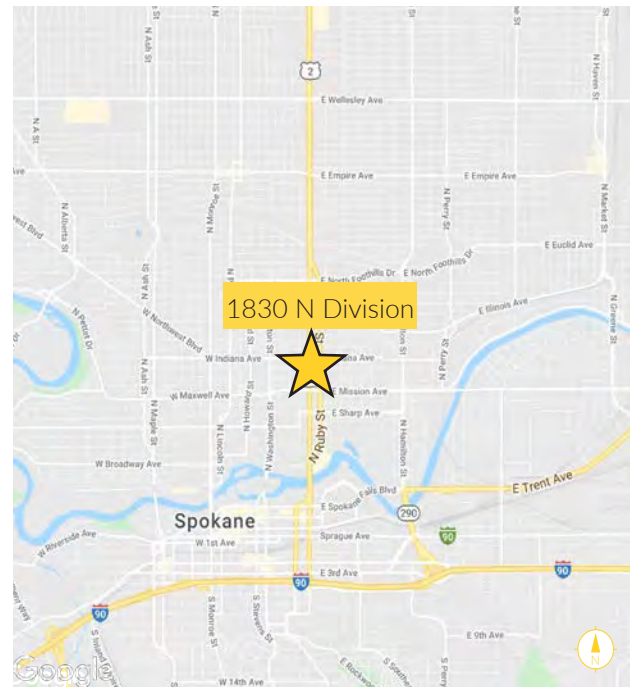
1830 N. Division Street, Spokane, WA

**Lease Price:** Negotiable, NNN  
(Est. NNN Exp. \$5.00)

**Space Available:** ±2,627 SF  
**Total Lot Size:** ±21,300 SF  
**Parcel Number:** 35083.1904

## Property Highlights

- Hard corner at the signalized intersection of Division & Indiana
- Existing drive through and signage (former Dairy Queen)
- Convenient vehicle access via Division, Indiana & City of Spokane alleyway
- Landlord to provide shell and exterior facade per Tenant specifications
- New parking lot and landscaping provided
- Highly visible signage potential on Division & Indiana
- Property set up for fast food / QSR user



**Erik Nelson, SIOR** | 509.755.7514 or erik.nelson@kiemlehgagood.com

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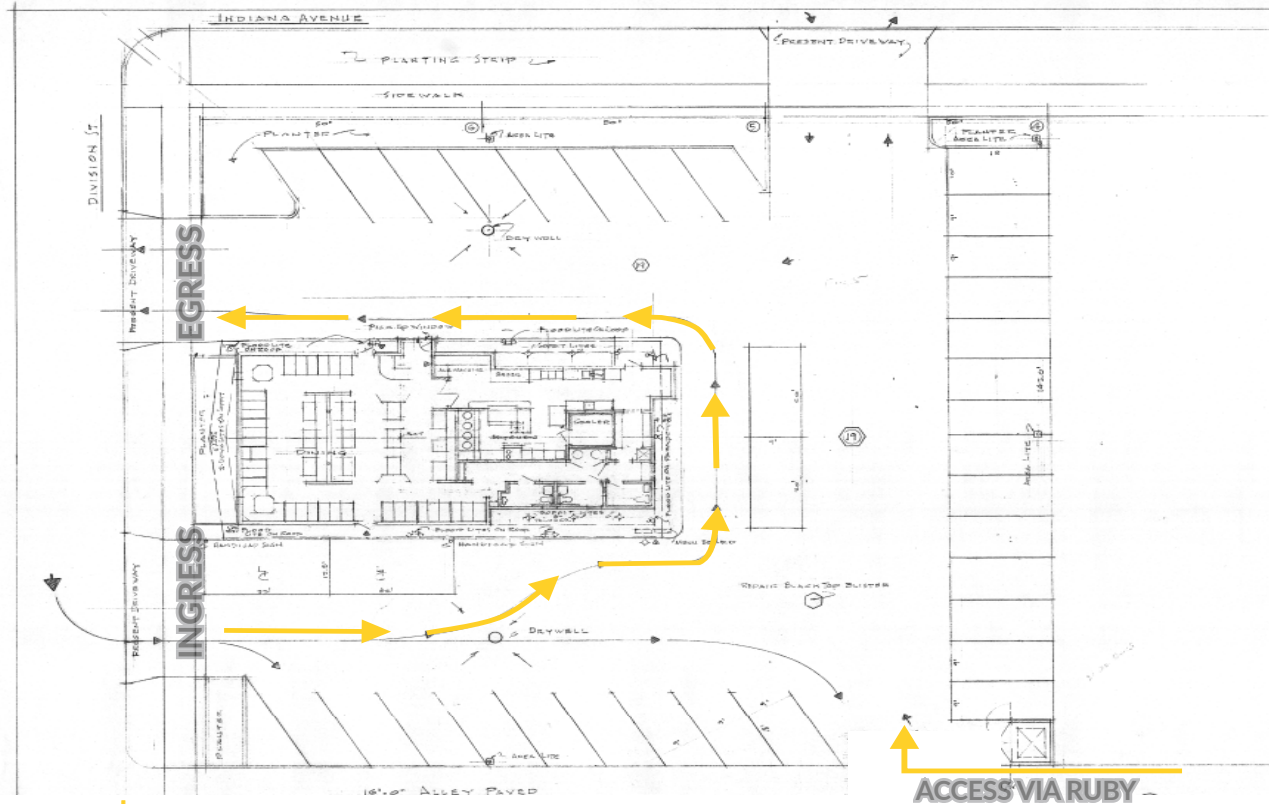
# SITE PLAN & AERIAL VIEW



**RETAIL SPACE FOR LEASE**

1830 N. Division Street, Spokane, WA

## SITE PLAN



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# TRAFFIC COUNTS & DEMOGRAPHICS



## Traffic Counts

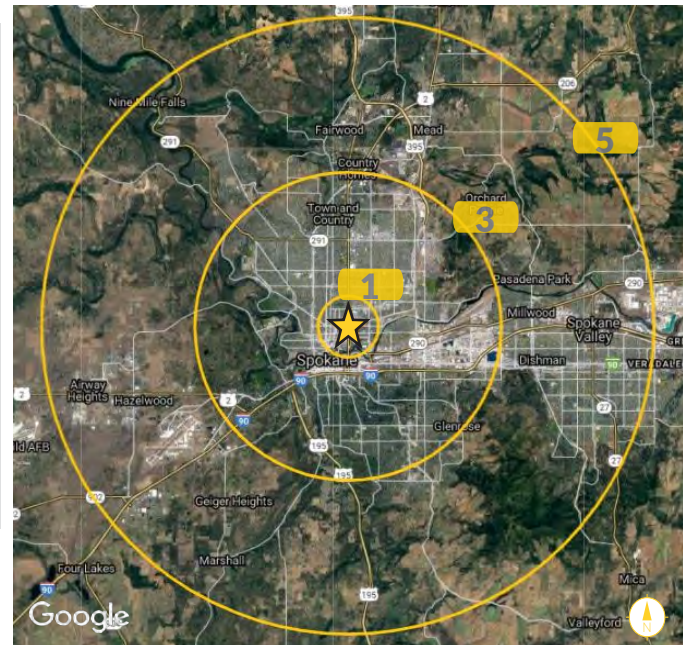
Intersection of Indiana & Division	40,000 ADT
N. Division Street	26,500 ADT
E. Indiana Avenue	15,100 ADT
N. Ruby Street	25,000 ADT

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## Demographic Breakdown

	1 Mi	3 Mi	5 Mi
Estimated Population (2021)	16,894	128,702	225,502
Projected Population (2026)	17,777	135,896	239,473
Projected Annual Growth (21-26)	1.0%	1.1%	1.2%
2021 Median Age	28.5	36.1	37.2
2021 Average HHI	\$49,333	\$64,573	\$72,534
2021 Median HHI	\$40,963	\$49,242	\$56,501
2021 Daytime Demographics	24,167	139,632	209,095



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