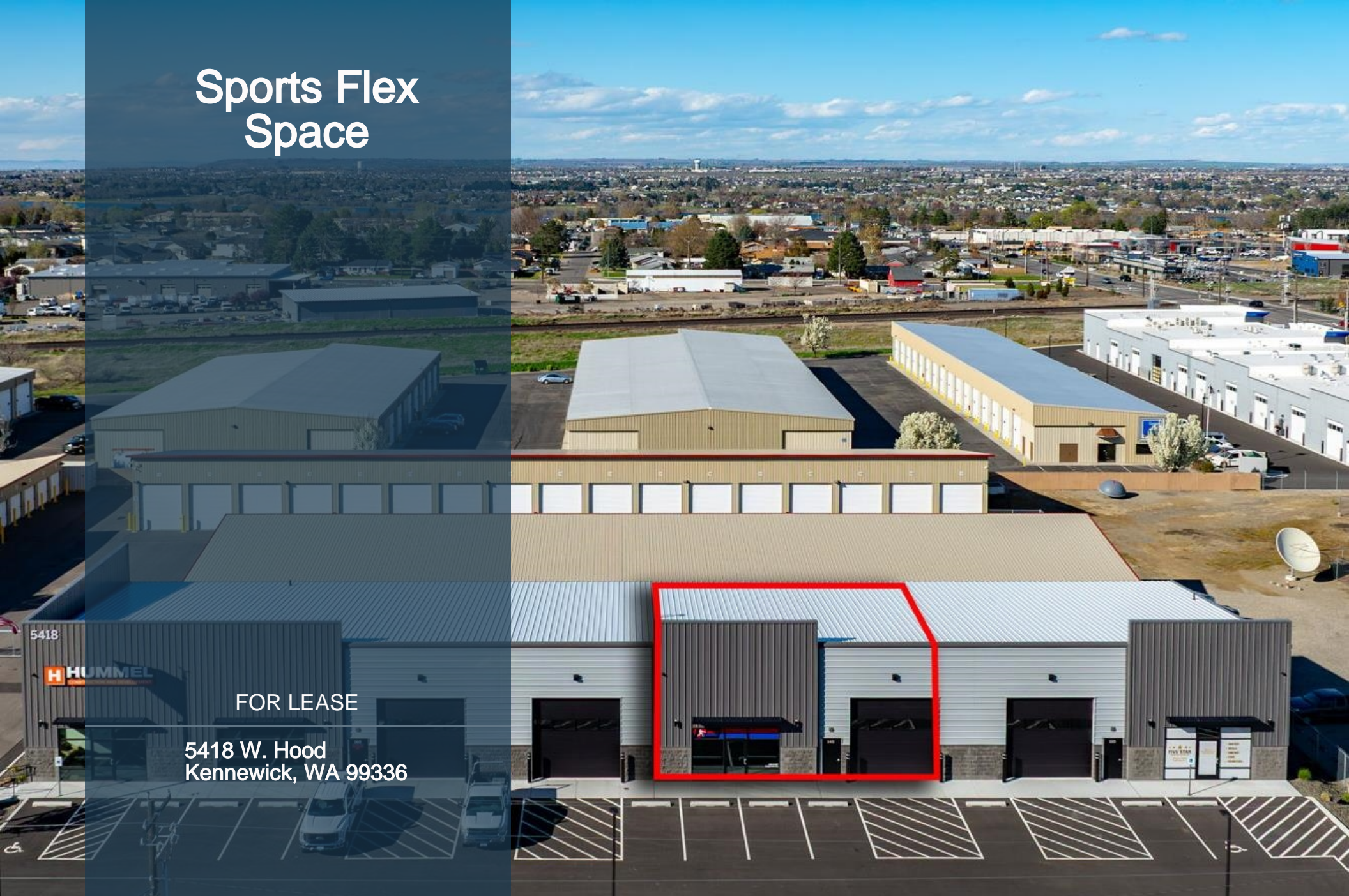


# Sports Flex Space



FOR LEASE

5418 W. Hood  
Kennewick, WA 99336

Timothy Bush  
Bush Realty  
Commercial Broker  
(509) 947-7905  
tj@bushrealty.us

RE/MAX  
THE COLLECTIVE

# THE SPACE

Location	5418 W. Hood Kennewick, WA 99336
County	Benton
Cross Street	Edison
Size	2,500 SF (SQFT)
Lease Rate	\$16.00 PSF (Yearly)
Lease Type	Triple Net

**Notes** Triple Net : \$4.50 psft  
Management Fee: 5%

# HIGHLIGHTS

- 🕒 **MLS# 291674** Turn-key 2,500 SF flex space in a prime Kennewick location just off Edison! Currently built out as a baseball training facility, this versatile space is ready for immediate use or can be adapted to fit a variety of business needs. Features for right tenant include full turf and baseball netting, a fully ADA-compliant restroom, and efficient heating with a large fan to keep the space comfortable year-round. The property offers two man doors for easy access, along with an impressive 14' high garage door that brings in natural light and fresh air. Ideal for sports training, fitness, or other flexible uses—this space offers endless potential. Call today to schedule a private showing!



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,652	74,391	186,861

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,040	\$100,437	\$108,539

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,326	28,232	65,815

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## PROPERTY FEATURES

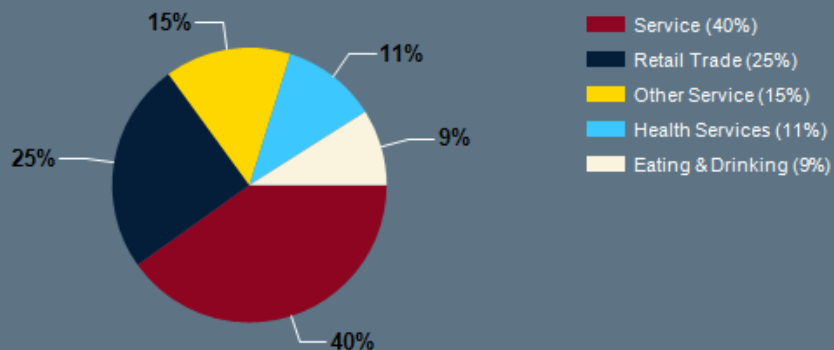
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NUMBER OF UNITS	4
BUILDING SF	10,000
NET RENTABLE AREA (SF)	2,500
YEAR BUILT	2023
ZONING TYPE	Industrial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	0-10

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- The property is located in Kennewick, WA, a city in the southeastern part of the state known for its outdoor recreational opportunities along the Columbia River.
- Nearby attractions include the Southridge Sports Complex, a popular destination for sports enthusiasts, and the Columbia Park, offering scenic views and walking trails.
- Kennewick is part of the Tri-Cities area, which also includes Richland and Pasco, known for its agricultural industry and wineries.
- The Tri-Cities region has a diverse economy, with industries such as healthcare, education, and technology contributing to its growth.
- The area offers a mix of residential neighborhoods, shopping centers, dining options, and entertainment venues, providing a balanced lifestyle for residents and visitors alike.

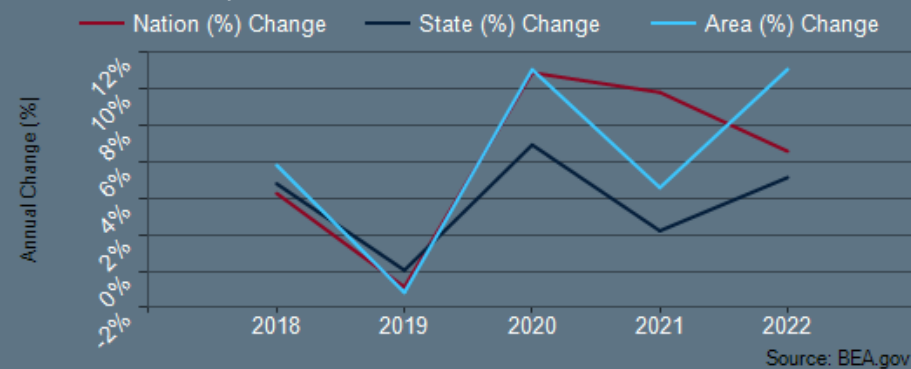
### Major Industries by Employee Count

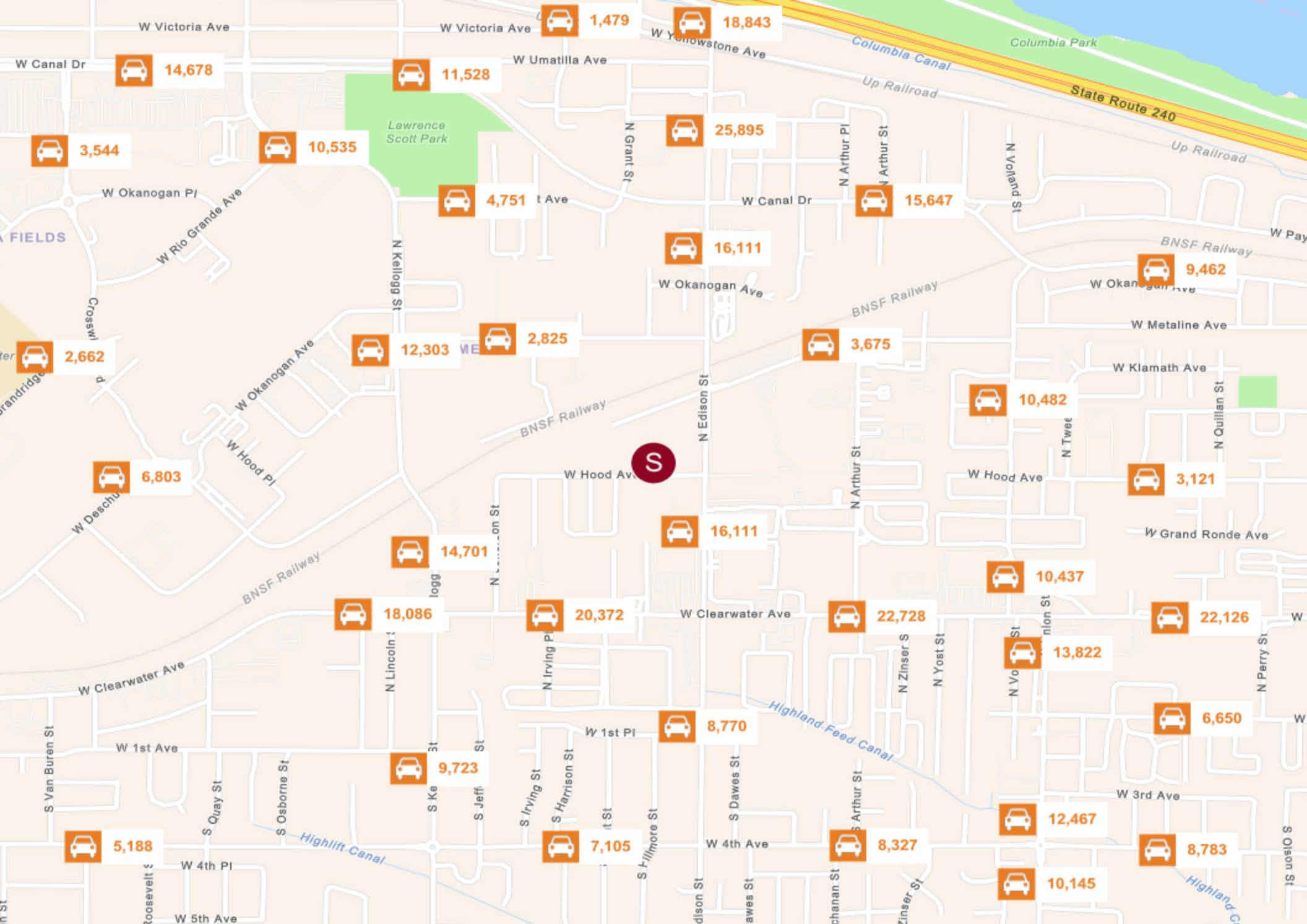


### Largest Employers

Battelle/PNNL	5,300
Kadlec Regional Medical Center	3,800
Kennewick School District	3,043
Lamb Weston	3,000
First Fruits Farms	3,000
Pasco School District	2,700
Washington River Protection Solutions	2,336
Richland School District	2,200

### Benton County GDP Trend





**COLUMBIA CENTER**

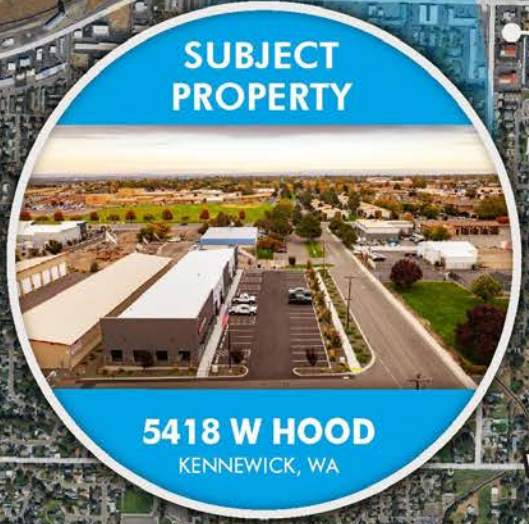
JCPenney HomeGoods VICTORIA'S SECRET  
 macy's Foot Locker OLD NAVY  
 zumiez Buckle DICK'S LOFT  
 sunglass hut BARNES & NOBLE  
 AMERICAN EAGLE sears JOYCE KAY SEPHORA

**COLUMBIA SQUARE**

TJ-maxx FedEx  
 Burlington PLATO'S CLOSET DOLLAR TREE  
 jiffy lube craft  
 BURGER KING M Arby's

**THE COLONNADE**

Office DEPOT OfficeMax ROSS DRESS FOR LESS  
 PET SMART IHOP FAMOUS footwear Panera BREAD  
 SPORTSMANS STEAKHOUSE OUTBACK BEST BUY



**SUBJECT PROPERTY**

**5418 W HOOD**  
KENNEWICK, WA

**COSTCO WHOLESALE**

**TARGET**

**at home**  
The Home Décor Superstore

**RED LION**  
INNS & SUITES

**LOWE'S**

**Hilton Garden Inn**

**STARBUCKS**

**SUBWAY**

**O'Reilly AUTO PARTS**

**ups**  
Archibald's  
UnderSea Adventures  
Mercedes-Benz  
MILLENNIUM

Halo Fishing Adventures

Penn Park

The Doge Dojo skating rink

N COLUMBIA CENTER BLVD

SEDISON ST

W CLEARWATER AVE

W 10TH AVE

Columbia River

Columbia Park

240

395

THOMAS S. & TOM / FOLEY MEIN HWY

**KENNEWICK**

Lawrence Scott Park

Water fountain

Golf Universe

**DaBella**

**PACHOME**

**APPLE VALLEY**  
REALTY.COM

**KAMIakin HIGH SCHOOL**

**CLEARWATER DENTAL**

**SAFeway TRAFFIC**  
Community Thrift

**HAWTHORNE ELEMENTARY SCHOOL**

**WinCo FOODS**

**Domino's**

**CREEKSIDE DENTAL**

**EDISON ELEMENTARY SCHOOL**

**LEGACY HIGH SCHOOL**

**REI COOP**

**HIGHLANDS MIDDLE SCHOOL**

**KENNEWICK PLAZA**  
The UPS Store HARBOR FREIGHT Denny's BUDDY'S HOME FURNISHINGS ROSS DRESS FOR LESS

**TEDDY BEARS DAYCARE PRESCHOOL**

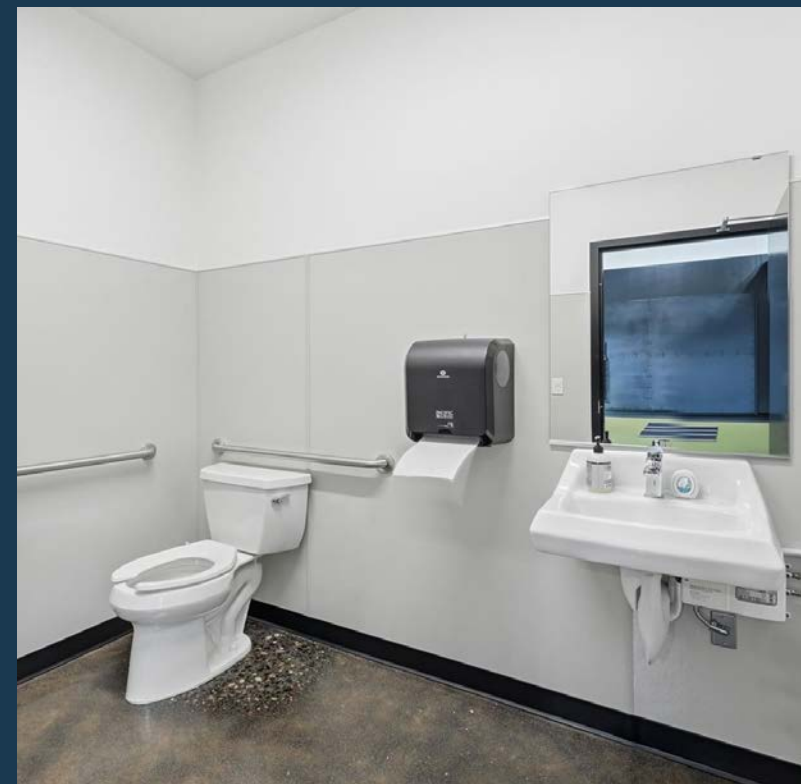
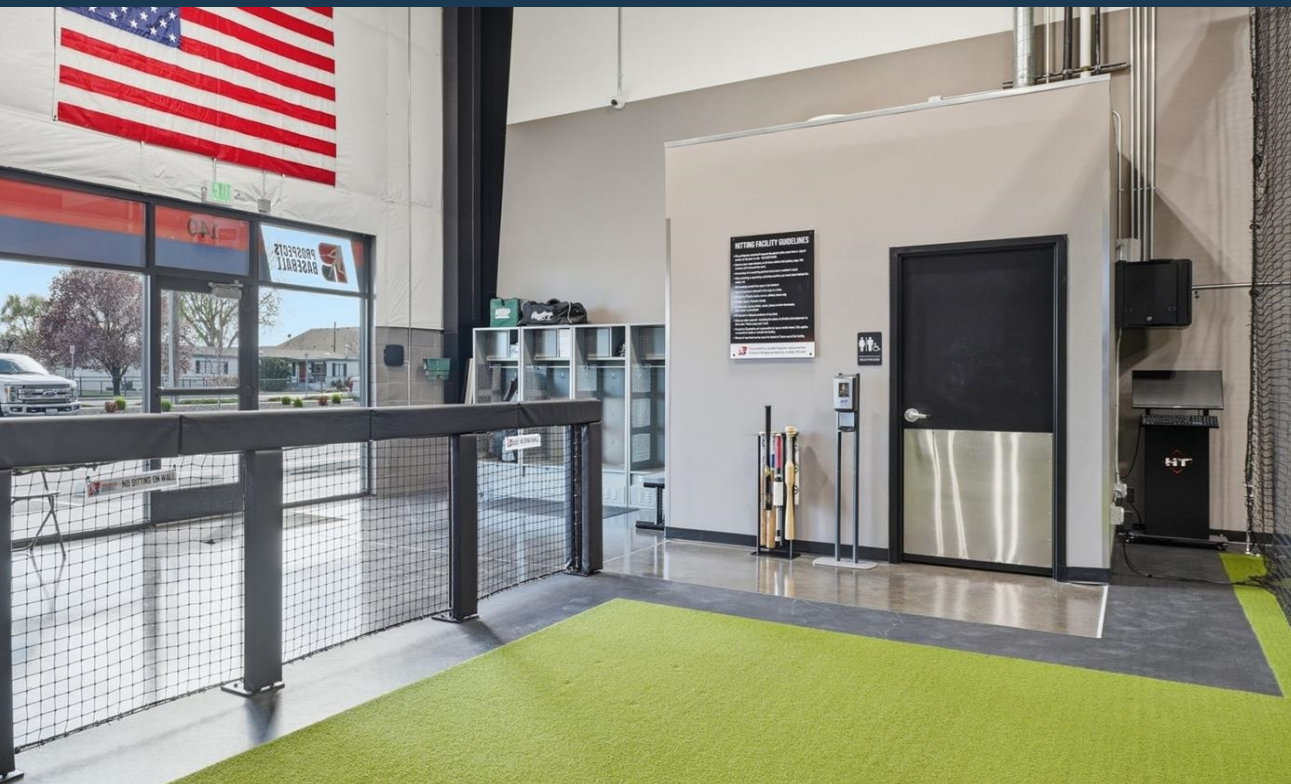
**jiffy lube**

**Fred Meyer**

**TACO BELL**

**McDonald's**  
**KFC**

**WESTGATE ELEMENTARY SCHOOL**



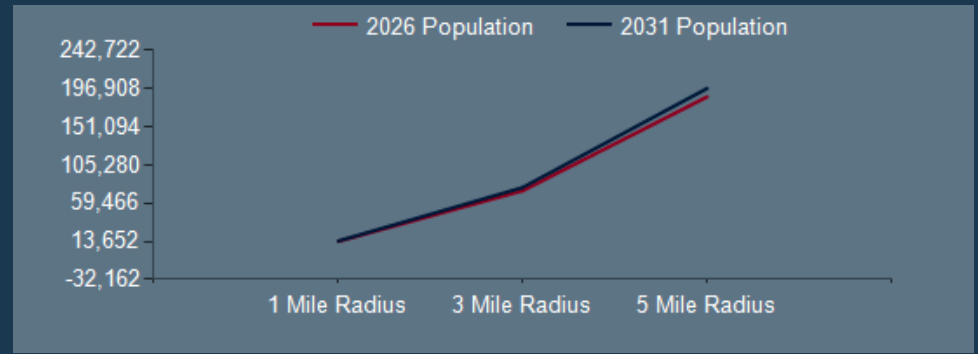




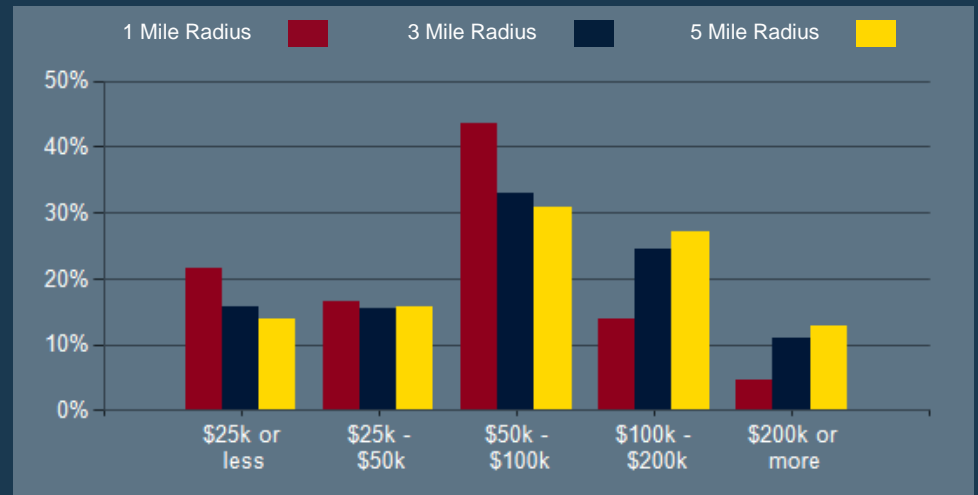


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,464	48,266	103,462
2010 Population	12,388	60,592	146,627
2026 Population	13,652	74,391	186,861
2031 Population	14,140	78,229	196,908
2026 African American	402	1,434	3,342
2026 American Indian	206	906	2,320
2026 Asian	299	2,222	5,759
2026 Hispanic	5,872	23,672	72,258
2026 Other Race	3,482	12,113	37,985
2026 White	7,267	47,204	109,664
2026 Multiracial	1,940	10,212	27,104
2026-2031: Population: Growth Rate	3.50%	5.05%	5.25%

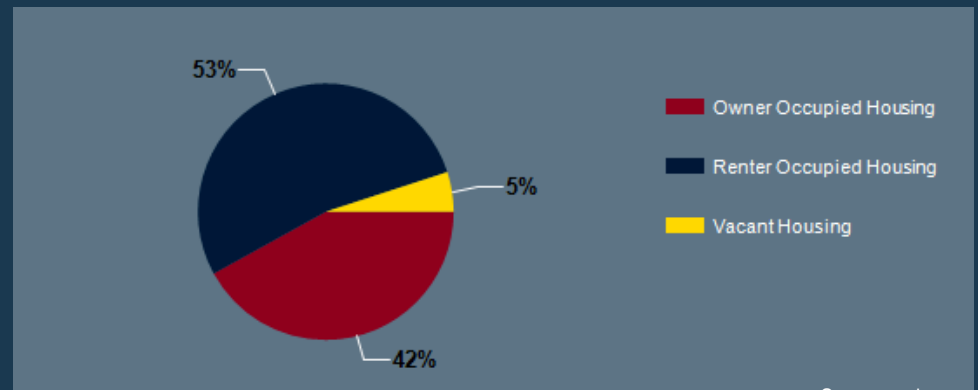
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	797	2,942	5,363
\$15,000-\$24,999	346	1,507	3,722
\$25,000-\$34,999	339	1,675	4,211
\$35,000-\$49,999	540	2,721	6,100
\$50,000-\$74,999	1,236	5,012	9,935
\$75,000-\$99,999	1,086	4,329	10,298
\$100,000-\$149,999	582	4,547	11,556
\$150,000-\$199,999	159	2,394	6,277
\$200,000 or greater	242	3,106	8,352
Median HH Income	\$63,381	\$76,105	\$82,016
Average HH Income	\$73,040	\$100,437	\$108,539



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

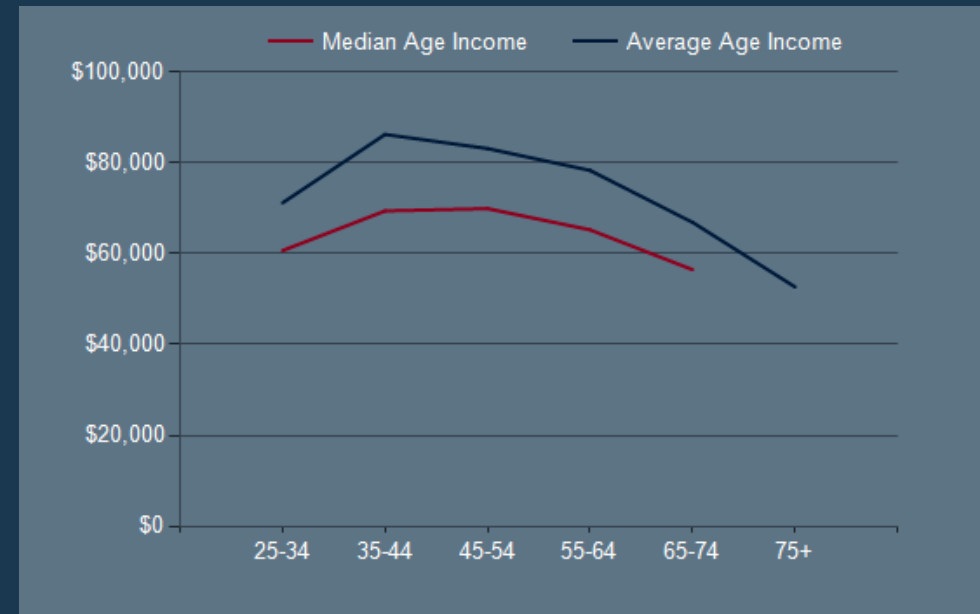
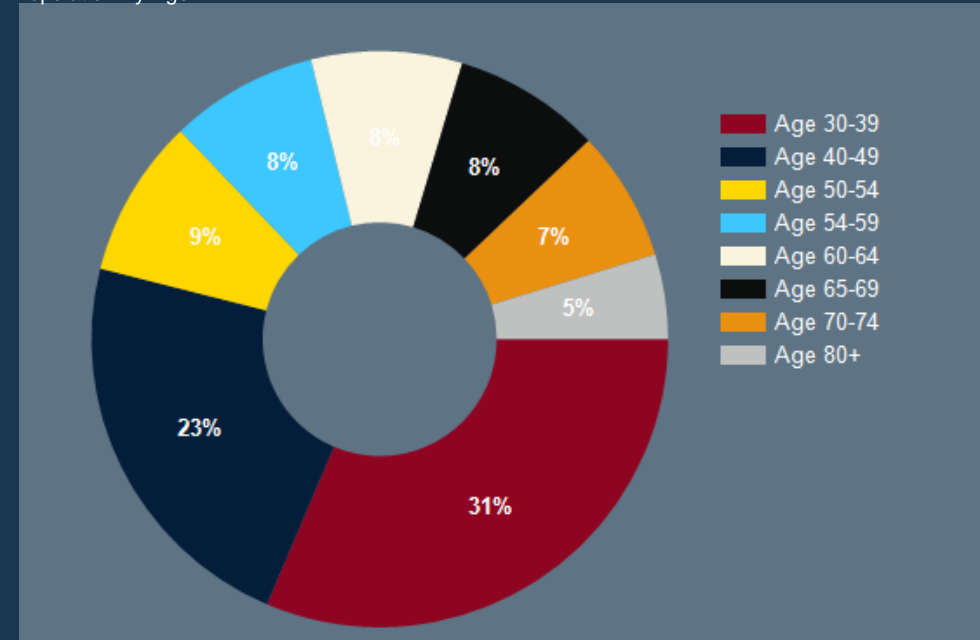


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,155	5,314	13,361
2026 Population Age 35-39	1,022	5,157	13,269
2026 Population Age 40-44	821	4,939	12,921
2026 Population Age 45-49	742	4,303	11,051
2026 Population Age 50-54	618	3,702	9,679
2026 Population Age 55-59	576	3,569	8,665
2026 Population Age 60-64	586	3,747	8,856
2026 Population Age 65-69	574	3,818	8,649
2026 Population Age 70-74	509	3,511	7,536
2026 Population Age 75-79	330	2,573	5,566
2026 Population Age 80-84	217	1,729	3,437
2026 Population Age 85+	217	1,642	2,981
2026 Population Age 18+	10,024	56,161	136,934
2026 Median Age	32	36	35
2031 Median Age	33	38	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,698	\$76,557	\$83,169
Average Household Income 25-34	\$71,214	\$97,123	\$104,892
Median Household Income 35-44	\$69,429	\$92,329	\$99,302
Average Household Income 35-44	\$86,280	\$122,101	\$127,519
Median Household Income 45-54	\$69,940	\$96,257	\$101,348
Average Household Income 45-54	\$83,170	\$124,765	\$131,206
Median Household Income 55-64	\$65,272	\$84,406	\$90,538
Average Household Income 55-64	\$78,358	\$110,646	\$119,766
Median Household Income 65-74	\$56,488	\$67,855	\$72,545
Average Household Income 65-74	\$66,917	\$89,281	\$96,041
Average Household Income 75+	\$52,678	\$64,887	\$67,410

Population By Age





**Timothy Bush**  
Commercial Broker

We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think its strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, its what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

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*Exclusively Marketed by:*



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**RE/MAX**  
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