

FOR LEASE

CORNER LOCATION | END CAP
RICHLAND, WA
 1301 Jadwin Avenue Suite A, Richland, WA

SPACE INFO	
Lease Price	\$1,750 Modified Gross
Space Size	840 ± SF Plus Bathrooms
Traffic Count	19,415 ± ADT (2020)
NNN Costs	\$213.41 / Mo (2024)

- HIGHLIGHTS:**
- Located on Signaled Corner of Jadwin Ave. & Williams Blvd.
 - Additional parking on side & in rear of building.
 - New exterior, roof, common areas and pavement.
 - Access easement on both adjoining properties.



FOR LEASE

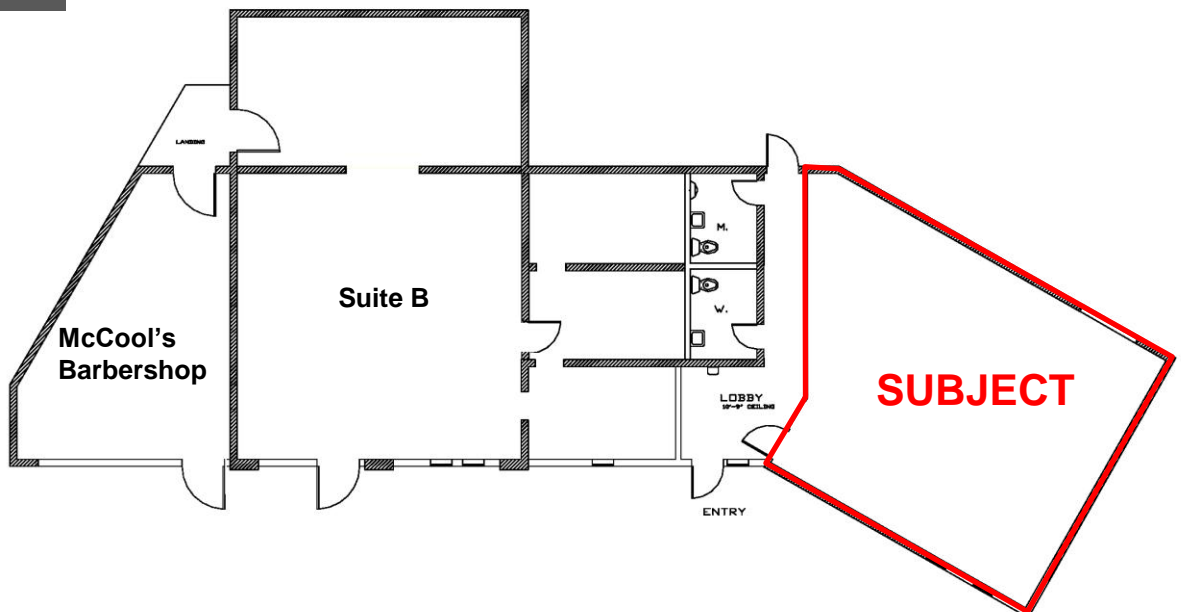
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1301 Jadwin Avenue Suite A, Richland, WA

LOCAL MAP



FLOOR PLAN



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DEMOGRAPHICS	1 Mile	3 Mile
Population	10,074	39,439
Households	3,995	15,939
Pop. Growth '20 - '25	6.97%	7.78%
Median HH Income	\$53,054	\$64,958
Daytime Employees	13,385	23,902

