



For Lease

Land Lease



Prime Spokane Valley

Sprague Ave Commercial Lot

14817 E. Sprague Ave
Spokane Valley WA 99016



GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

PROPERTY HIGHLIGHTS



Land Lease Opportunity

- **Parcel #:** 45144.1940
- **Will Divide:** Half Acre to One Acre Available (22,000 SF to 43,560 SF)
- **Zoning:** Corridor Mixed Use (CMU),
Allows for retail, office, fast food, bank, yard, light manufacturing, mixed use, etc.
- **Located** one block West of Sullivan Road on Sprague Ave
- **150 Feet of Frontage and 280 Feet deep**
- **Near a variety of National and Local Retailers** (*Chuck E. Cheese, MUV Fitness, Fred Meyer, First Instate Bank, Ace Hardware*)
- **Daily Traffic Count:** 21,500 Cars Per Day
- **Land Lease:**
Rental Rate negotiable based on size of lot desired at market value
- **Lot size can be adjustable and customized** with a new boundary line adjustment
- **Property recently surveyed**
- **Utilities Available**
- **Highly Visible location with Signage**
- **Great Drive-Thru Fast Food Pad location**
- **Currently fully fenced yard**
- **Minutes to I-90 Freeway (Sullivan Corridor)**
- **Desirable Central Valley Location**

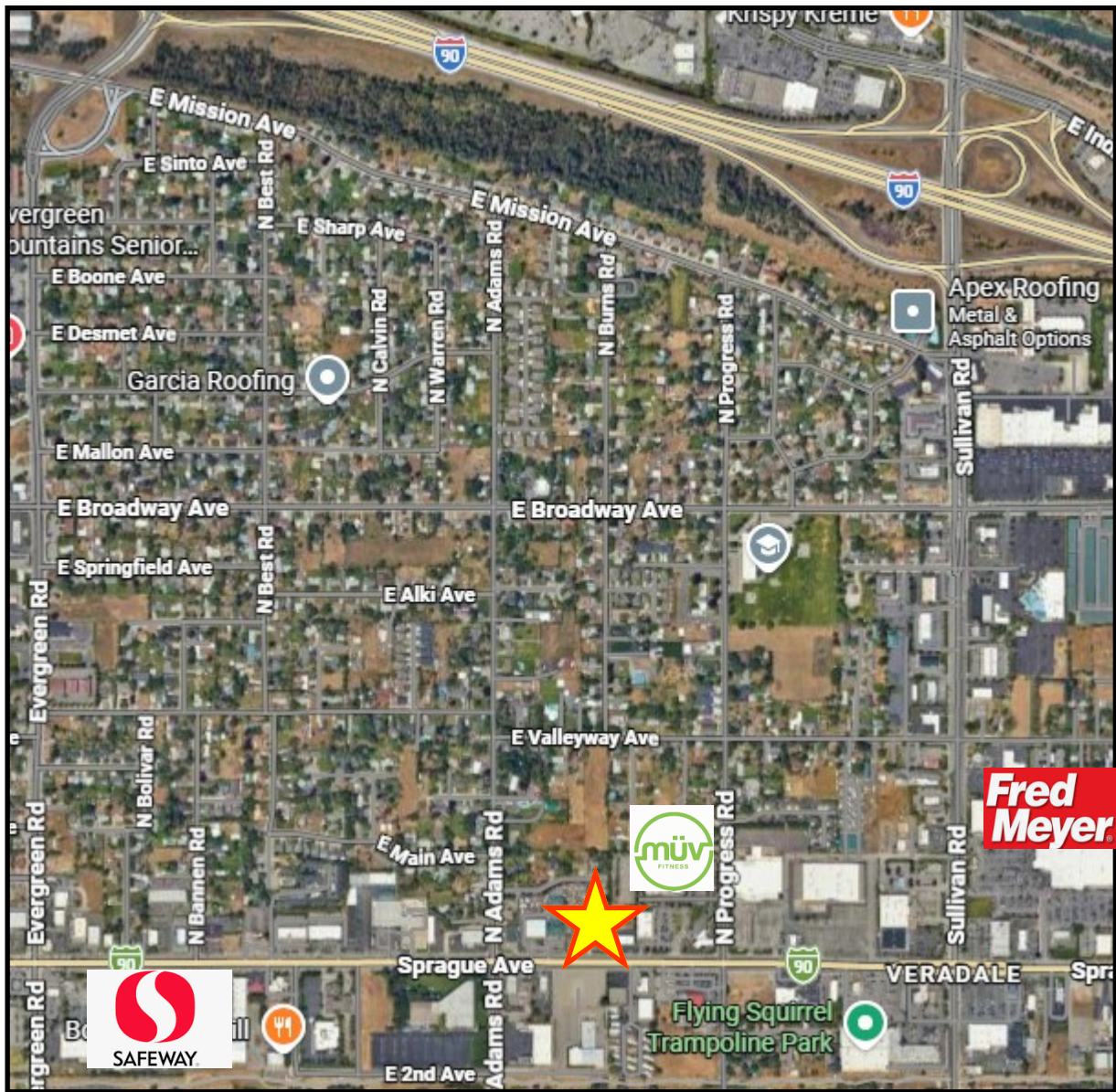
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MAP



Centrally located on Sprague Ave between Evergreen Rd & Sullivan Rd

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PRELIMINARY SITE PLAN (subject to change)



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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,637	80,422	127,530
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,276	32,243	50,879
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$74,961	\$92,142	\$98,287
AVERAGE HOUSE VALUE	\$344,409	\$439,780	\$463,871

Demographics data derived from AlphaMap



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PHOTOS



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ABOUT

For over **40 years** **G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.

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Property information on this flyer is for convenience only and should not be relied upon for accuracy.
All prospective tenants should conduct their own analysis and inspections for their intended use.