



703-713 W Main St, Walla Walla WA

MLS 293930 Sale | MLS 293943 Lease
±0.57 Acre Lot For Sale & Lease



VISUAL MEDIA

Property Highlights

- Prime main street / arterial road location
- Excellent frontage with strong signage opportunities
- Strong daily traffic counts driving customer exposure
- Surrounded by established retail and service businesses
- Consistent daytime and evening customer activity
- Ideal for drive-thru QSR, coffee, service retail
- Convenient access and strong consumer demographics
- Excellent ingress and egress



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Property Overview

Exceptional opportunity to acquire a highly visible commercial development site located on a heavily traveled arterial roadway. Positioned along a prominent main street corridor, this vacant lot offers outstanding exposure, strong traffic counts, and excellent accessibility, making it ideal for a variety of retail, restaurant, and service-oriented uses.

The site's visibility, frontage, and development flexibility make it particularly well-suited for drive-thru food and beverage concepts, quick-service restaurants, coffee shops, specialty retail, and other high-traffic commercial uses.

Offering Summary

Sale Price:	\$600,000
Lease Rate:	\$3 PSF + (NNN)
Available SF:	±0.57 Acres
Lot Size:	±0.57 Acres

[View Property Video](#)

For More Information

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Population	5 Miles	10 Miles	15 Miles
Total Population	48,475	62,364	66,616
Average Age	39.5	39.9	39.9
Average Age (Male)	38.5	39.0	39.1
Average Age (Female)	38.2	39.1	39.4

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	18,512	23,550	25,199
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$90,880	\$91,349	\$91,517
Average House Value	\$375,836	\$375,014	\$376,662

2023 American Community Survey (ACS)

