



829 Goethals Dr

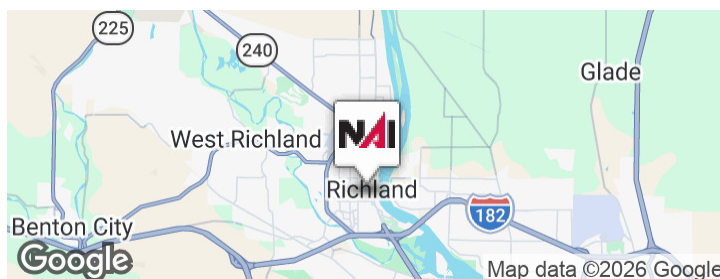
Richland, Washington 99352

Property Highlights

- Prime location across from Kadlec Hospital
- Flexible medical or professional office layout
- Updated exterior and new asphalt parking lot
- Ample on-site parking and multi-entry access

Property Overview

MLS 293867 Located across from Kadlec Regional Medical Center, this two-story professional building offers high visibility in Richland's core medical and office district. Featuring approx. 8,543 SF, the flexible layout accommodates medical, dental, or general office use with private offices, exam rooms, reception, and potential for multi-tenant occupancy. Exterior upgrades recently completed include a refreshed façade and newly resurfaced asphalt parking lot.



Offering Summary

Lease Rate:	\$15 PSF + (NNN)
Building Size:	±8,543 SF
Available SF:	±3,420 SF
Lot Size:	±0.74 Acres

For More Information

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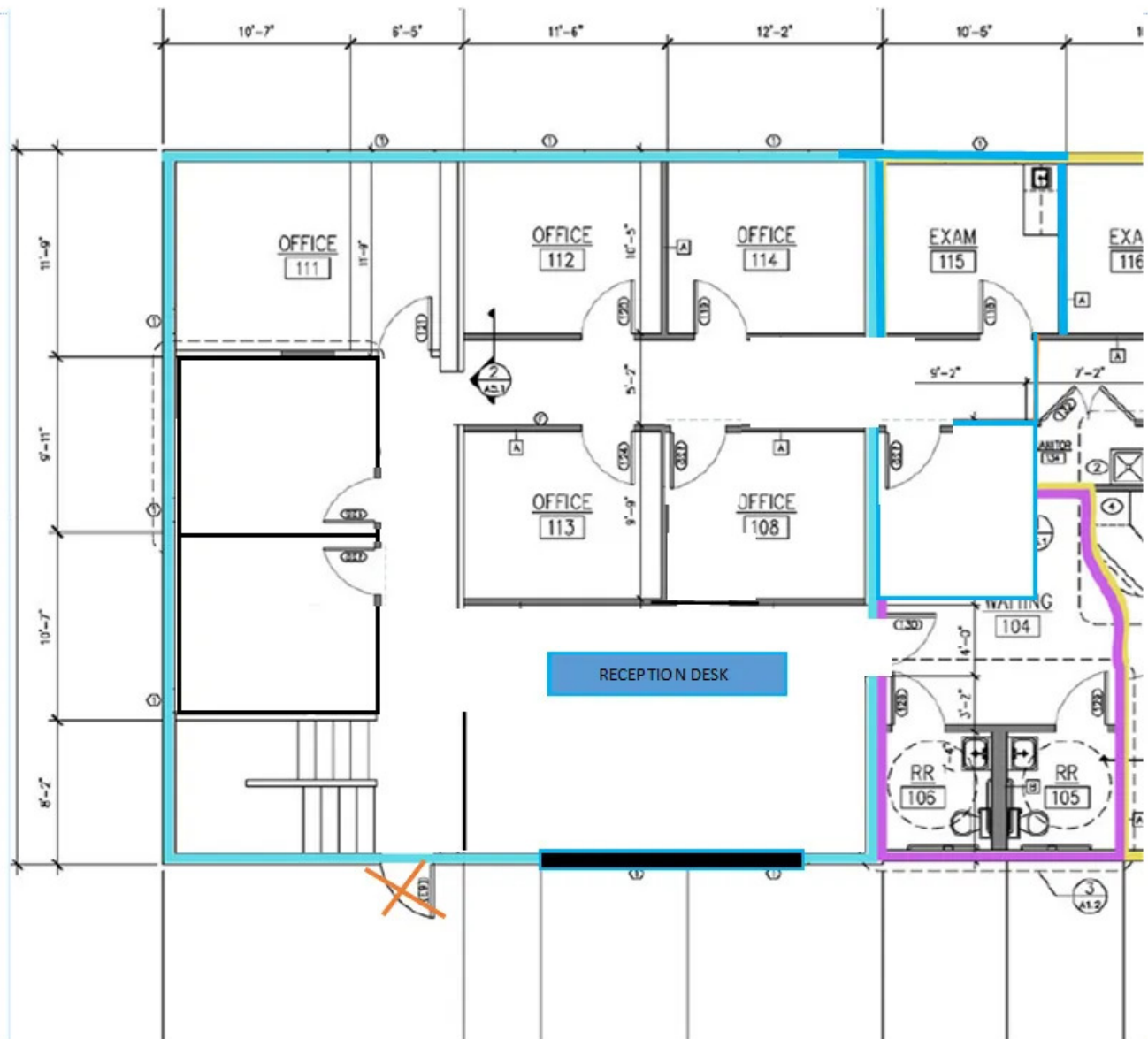
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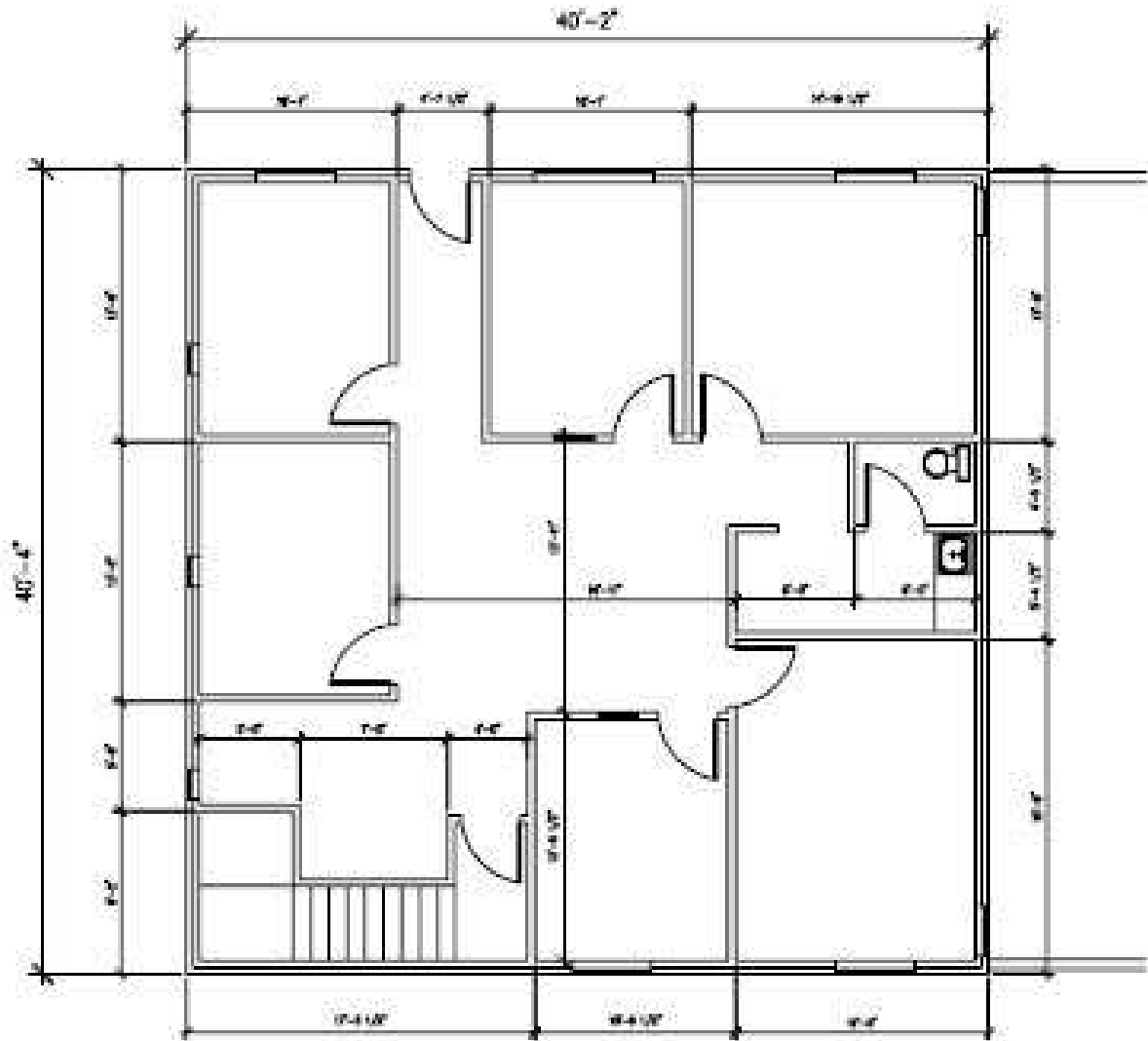


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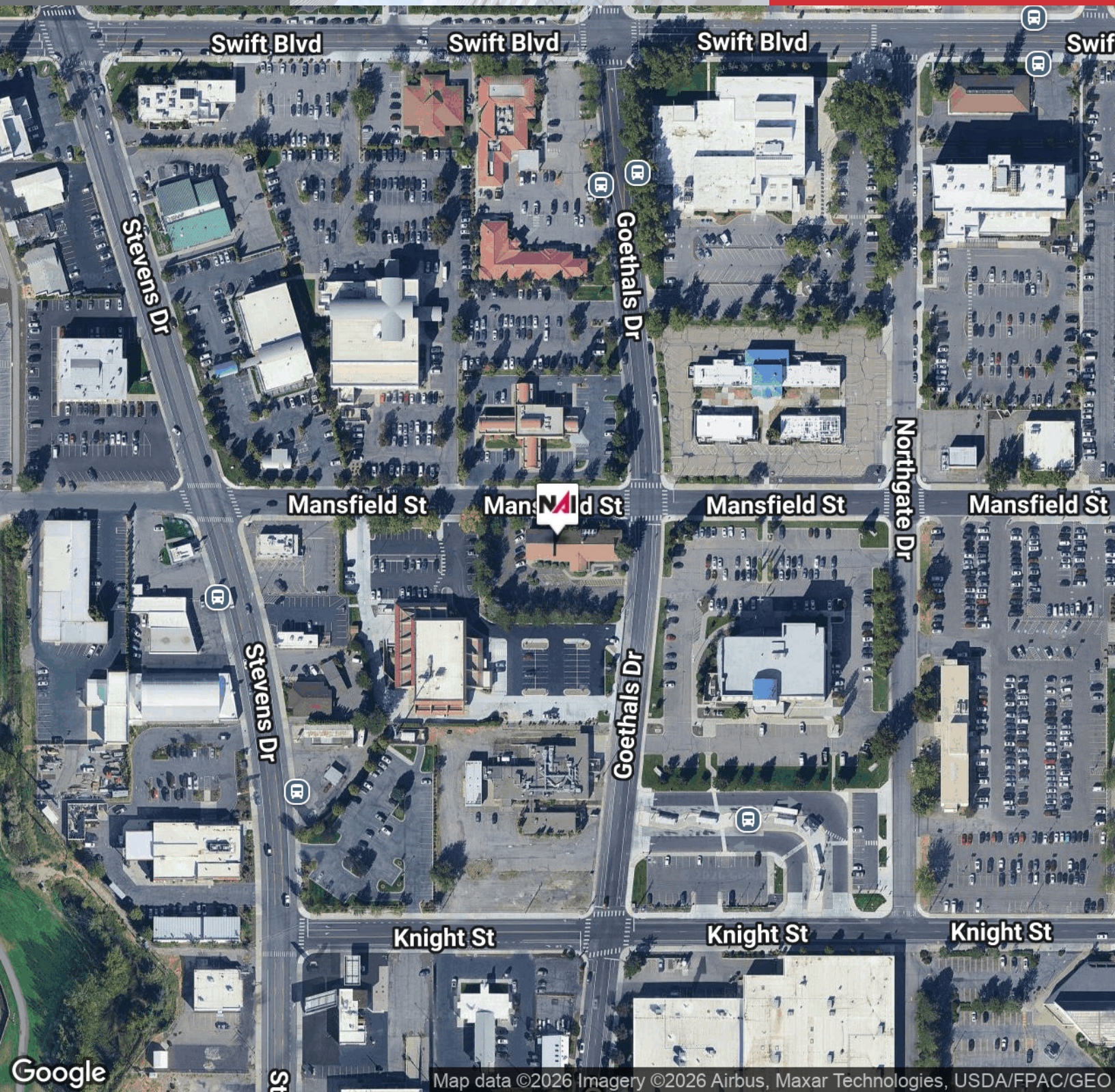
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FLOOR PLAN
Scale: 1/8" = 1'-0"

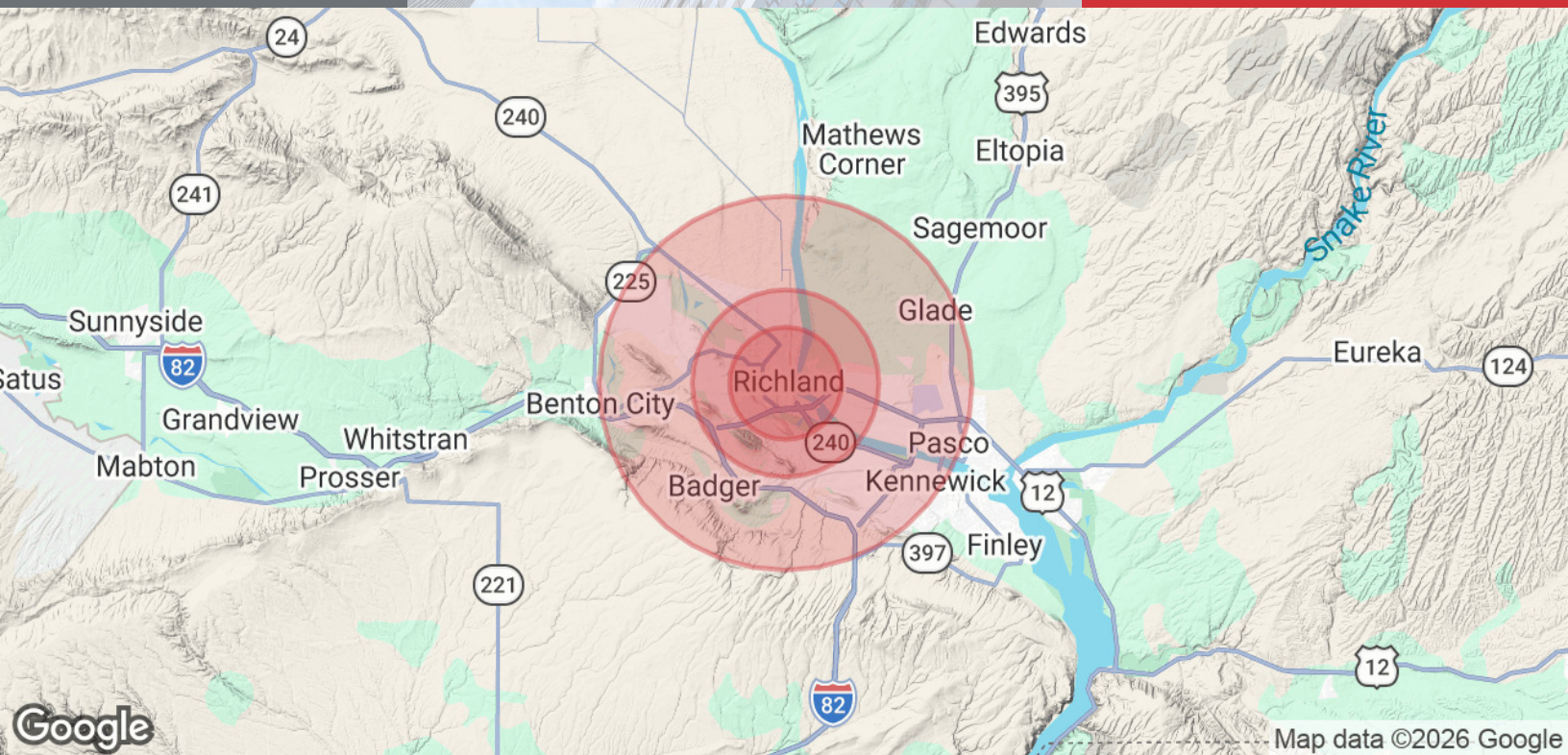
1,620 SQ. FT.



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Population

	3 Miles	5 Miles	10 Miles
Total Population	43,175	104,020	244,646
Average Age	36.0	36.8	35.6
Average Age (Male)	34.7	36.2	35.3
Average Age (Female)	37.9	37.7	36.2

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	16,927	39,145	87,300
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$115,675	\$124,212	\$111,698
Average House Value	\$380,400	\$413,643	\$396,592

2023 American Community Survey (ACS)

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