



956 MAIN ST.

POMEROY, WASHINGTON, 99328-8749

DESCRIPTION

956 Main Street delivers 4,500 square feet of retail space on Pomeroy, Washington's primary commercial corridor, offered at \$250,000. The property sits at the natural convergence of pedestrian and vehicular traffic, with The Mall on Main just 0.1 miles away drawing consistent foot traffic and Oasis Park 0.1 miles away generating community activity. Garfield County Hospital District (0.3 mi) anchors a reliable daytime demand base, while Pomeroy Food Center (0.3 mi) and Dollar General (1.1 mi) confirm an established retail ecosystem. The trade area serves Garfield County's 2,326 residents, a market that has posted a 4.6% five-year population growth rate — notable momentum for a rural county seat.

SPECIFICATIONS

Building SF	4,500 SF
Year Built	—
Class	—
Zoning	Commercial/Retail/Residential

HIGHLIGHTS

- 4,500 SF retail space on Pomeroy's primary commercial corridor
- Offered at \$250,000
- The Mall on Main — 0.1 mi, anchoring immediate trade area foot traffic
- Garfield County Hospital District — 0.3 mi, strong daytime demand generator
- Pomeroy Food Center (grocery) — 0.3 mi; Dollar General — 1.1 mi
- Oasis Park and Pee Wee Park within 0.5 mi, driving community foot traffic

ASKING PRICE

\$250,000



DETAILED SPECIFICATIONS

Total SF	4,500
Rentable SF	—
Lot Size	0.055 acres
Year Built	—
Year Renovated	—
Class	—
Zoning	Commercial/Retail/Residential

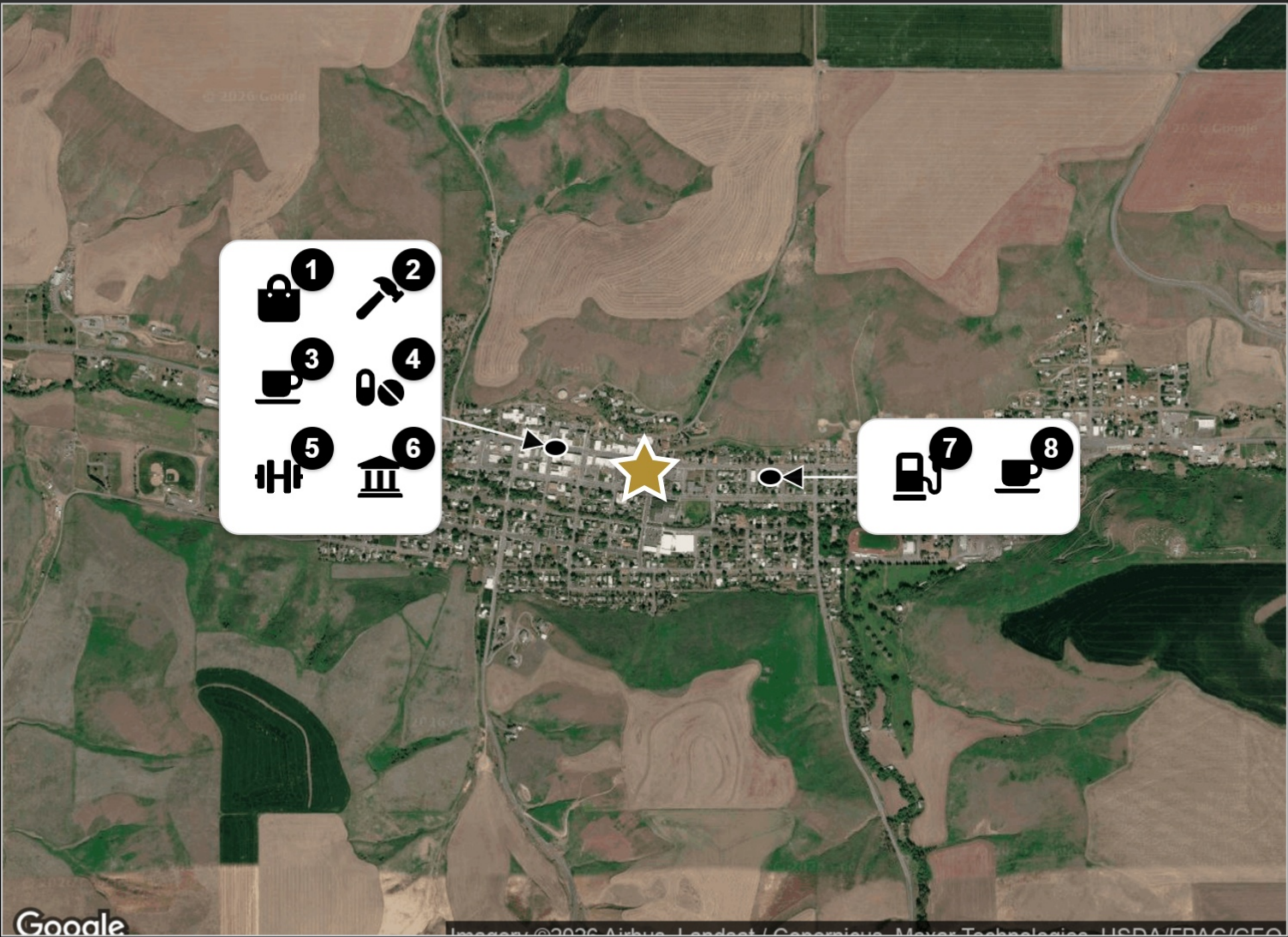
PROPERTY DESCRIPTION

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ASKING PRICE \$250,000	ANNUAL NOI N/A	CAP RATE —%
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RETAIL PROXIMITY MAP



NEARBY RETAILERS & SERVICES

1		The Mall on Main	(0.1 mi)	2		Meyers Fine and Unique Merchandise	(0.1 mi)
3		The Bean Counter	(0.1 mi)	4		Pomeroy Pharmacy	(0.2 mi)
5		Pomeroy Fitness	(0.2 mi)	6		Bank of Eastern Washington	(0.2 mi)
7		PDQ POMEROY	(0.3 mi)	8		Pirate Pit Stop and Cafe	(0.3 mi)
9		Garfield County Hospital District	(0.3 mi)	10		Pomeroy Food Center	(0.3 mi)

Retailers and services within 1 mile radius