



515 N. Neel St, Ste C109

Kennewick, Washington 99336

Property Overview

Positioned just north of Clearwater Ave, a major arterial in the Tri-Cities, this retail/office property offers excellent visibility and access.

The site features two buildings with a total of 5 available suites: B101 (3,600 SF), B102 (1,100 SF), C101 (1,404 SF), C108 (1,040 SF), and C109 (1,404 SF).

Ideal for a variety of retail or office users, the property provides flexible leasing opportunities. Ownership is motivated and open to negotiate.

Property Highlights

- Well established commercial property
- New paint and carpet offered up front
- Suites are customizable to your needs
- Reasonable landlords with experience

Offering Summary

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	±1,404 SF

For More Information

Vicki Monteagudo

Designated Broker/Principal
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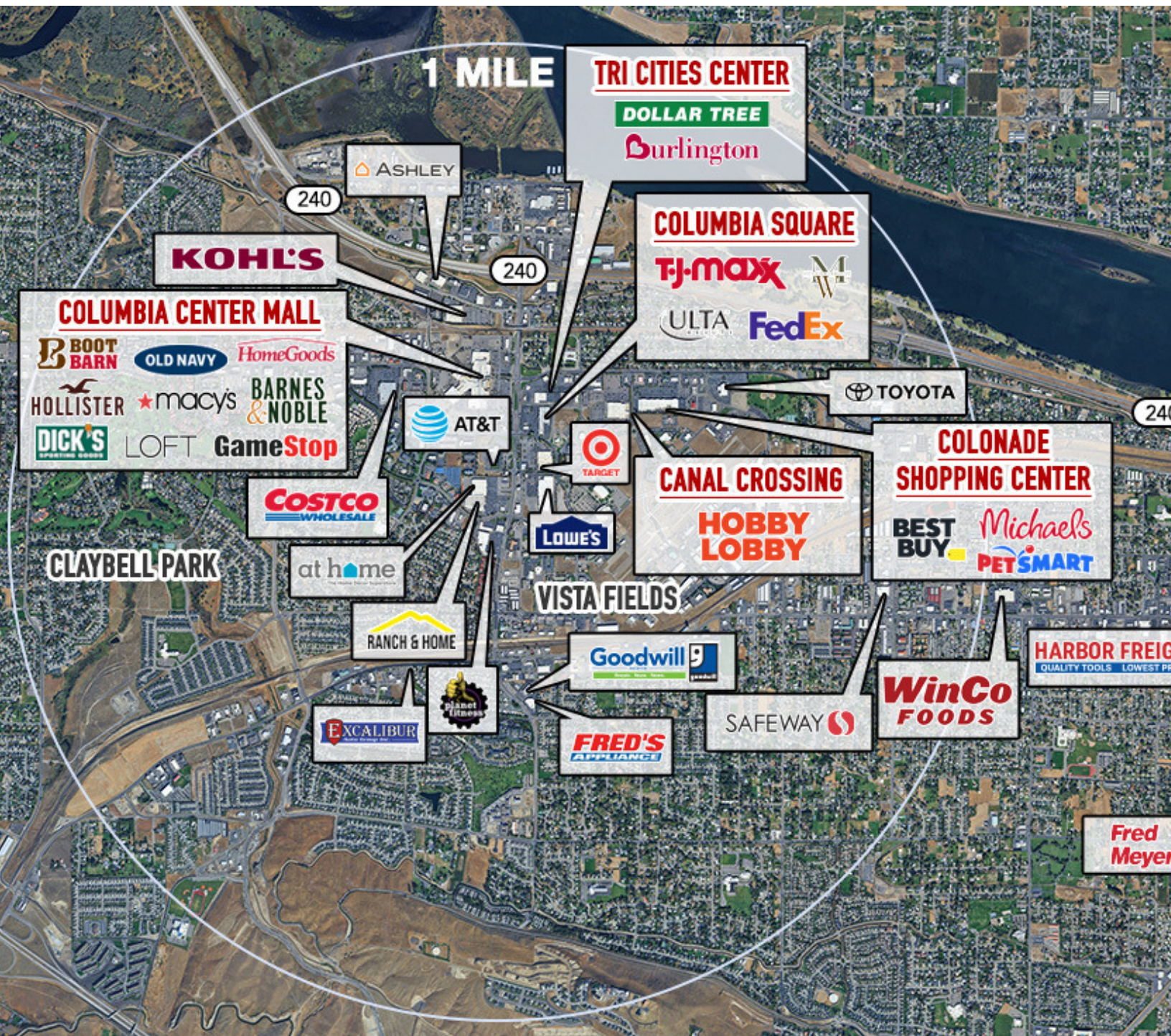
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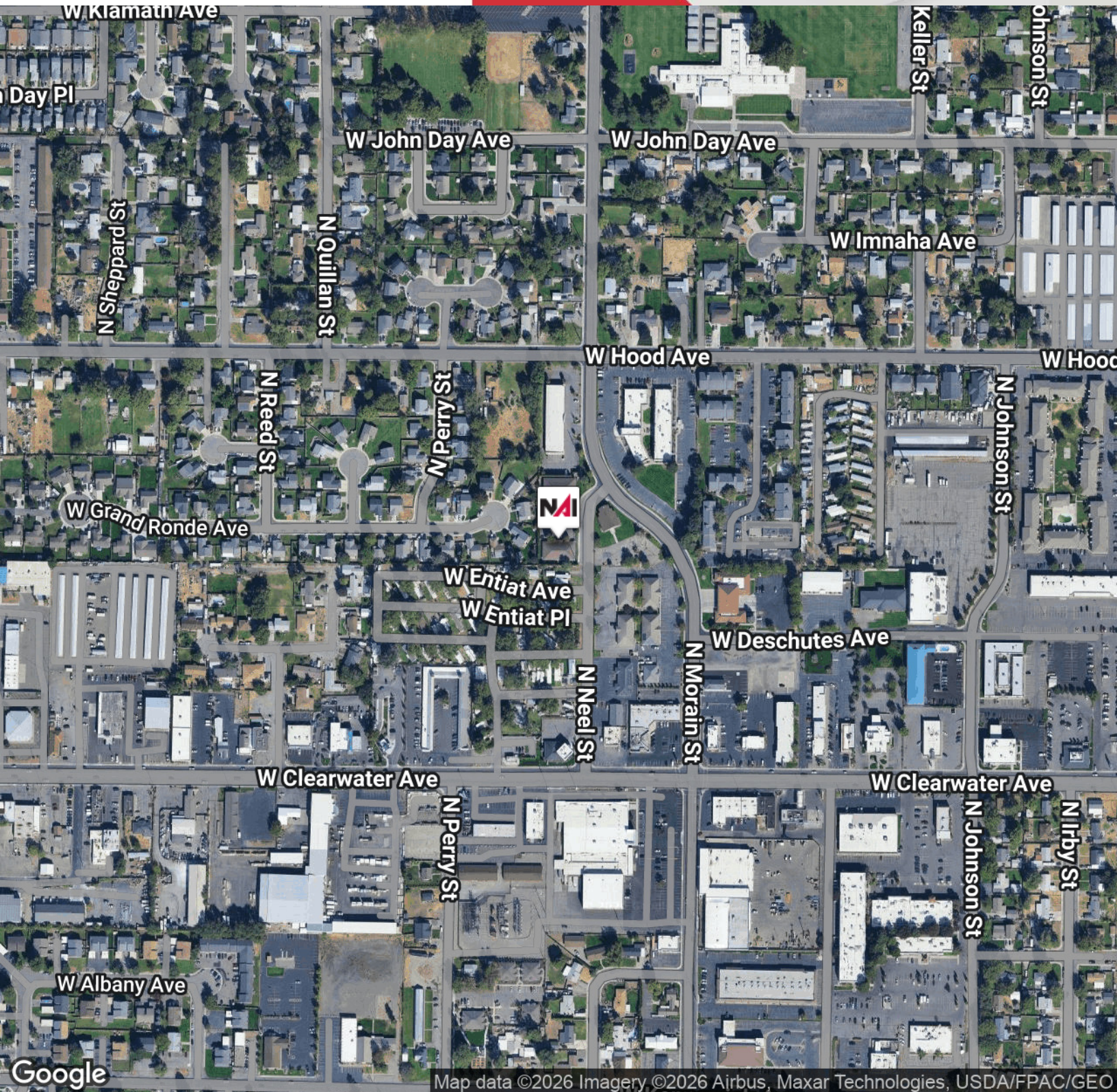






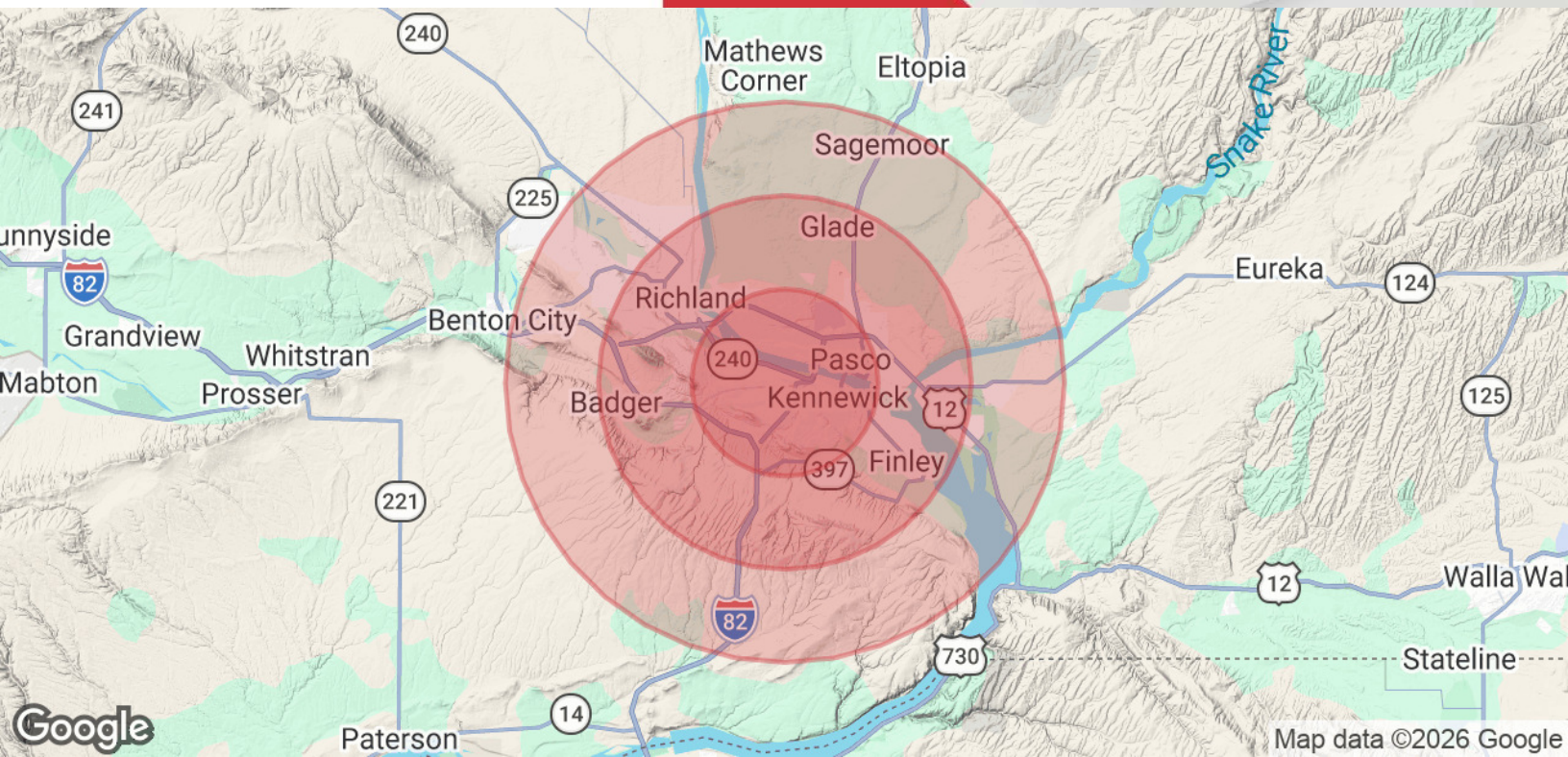






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Population

	5 Miles	10 Miles	15 Miles
Total Population	166,322	251,493	275,665
Average Age	35.2	35.2	35.3
Average Age (Male)	35.1	34.9	35.1
Average Age (Female)	35.6	35.9	35.9

Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	58,798	88,297	96,256
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$99,673	\$109,725	\$111,347
Average House Value	\$365,525	\$388,162	\$392,023

2023 American Community Survey (ACS)