



## 585 Stevens Dr, Ste P599

Richland, Washington 99352

### Property Overview

Positioned just east of Wellsian Way, a classic arterial in Richland, WA, this retail/office property offers excellent visibility and access.

The site features two buildings with a total of 4 available suites: P595 (1,100 SF), P599 (1,680 SF), B563 (1,620 SF), and B565 (1,620 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 area
- New paint and carpet offered up front
- Customizable to fit your needs
- Reasonable landlords with experience

### Offering Summary

|               |                  |
|---------------|------------------|
| Lease Rate:   | \$15 SF/yr (NNN) |
| Available SF: | ±1,680 SF        |

### For More Information

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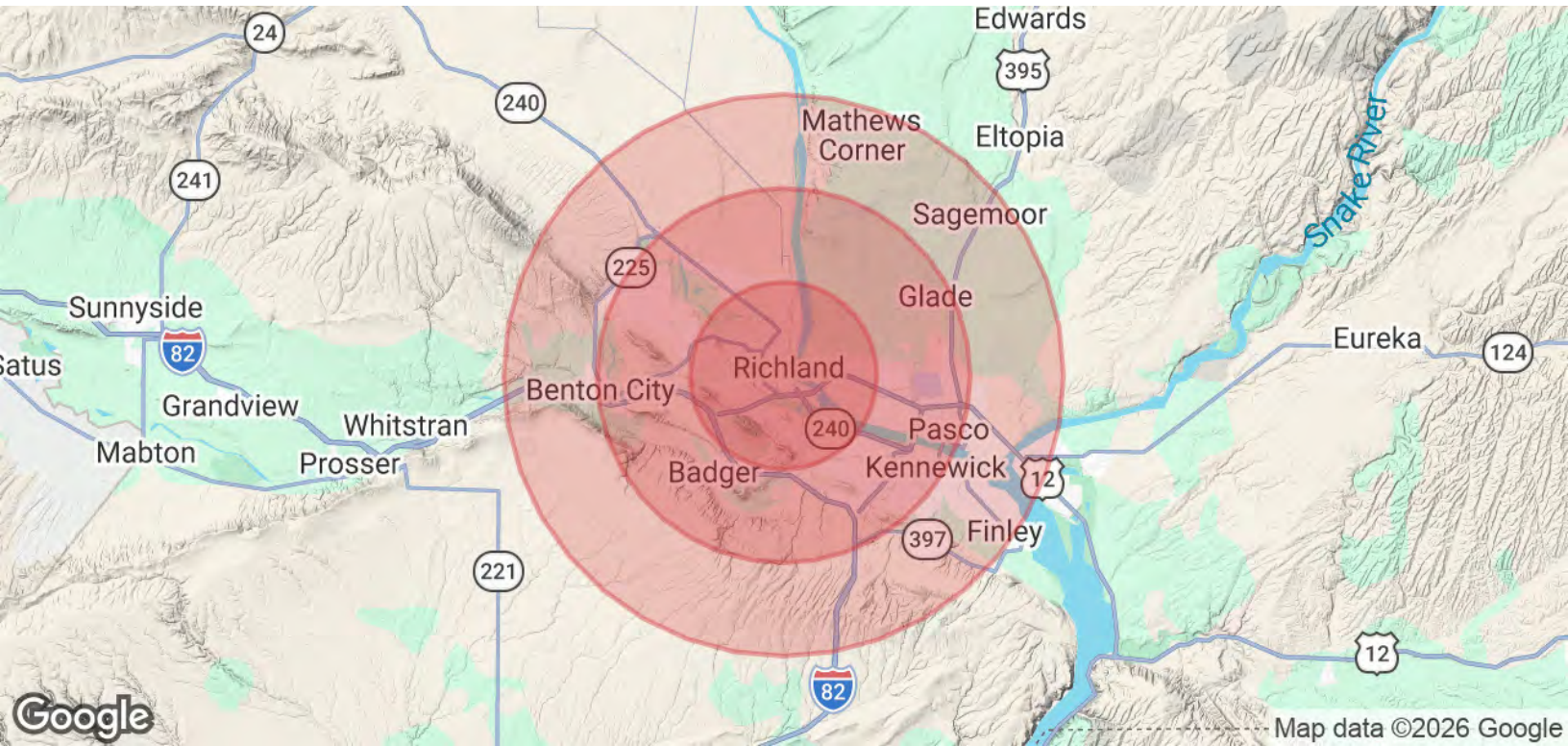






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| Population           | 5 Miles   | 10 Miles  | 15 Miles  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 105,574   | 246,180   | 277,615   |
| Average Age          | 36.9      | 35.6      | 35.2      |
| Average Age (Male)   | 36.3      | 35.3      | 34.9      |
| Average Age (Female) | 37.8      | 36.2      | 35.8      |
| Households & Income  | 5 Miles   | 10 Miles  | 15 Miles  |
| Total Households     | 39,662    | 87,832    | 96,980    |
| # of Persons per HH  | 2.7       | 2.8       | 2.9       |
| Average HH Income    | \$124,776 | \$111,690 | \$111,080 |
| Average House Value  | \$415,373 | \$396,523 | \$390,145 |

2023 American Community Survey (ACS)