



515 N. Neel St, Ste B102

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 3 available suites: B101 (3,600 SF), B102 (1,100 SF), and C101 (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:	±1,100 SF

For More Information

Vicki Monteagudo

Designated Broker/Principal
C: 509 405 7044
vicki@naitcc.com

Bryce Logan

Commercial Broker
C: 509 521 5396
bryce@naitcc.com



FLYER | 515 North Neel Street Ste B102, Kennewick, WA 99336

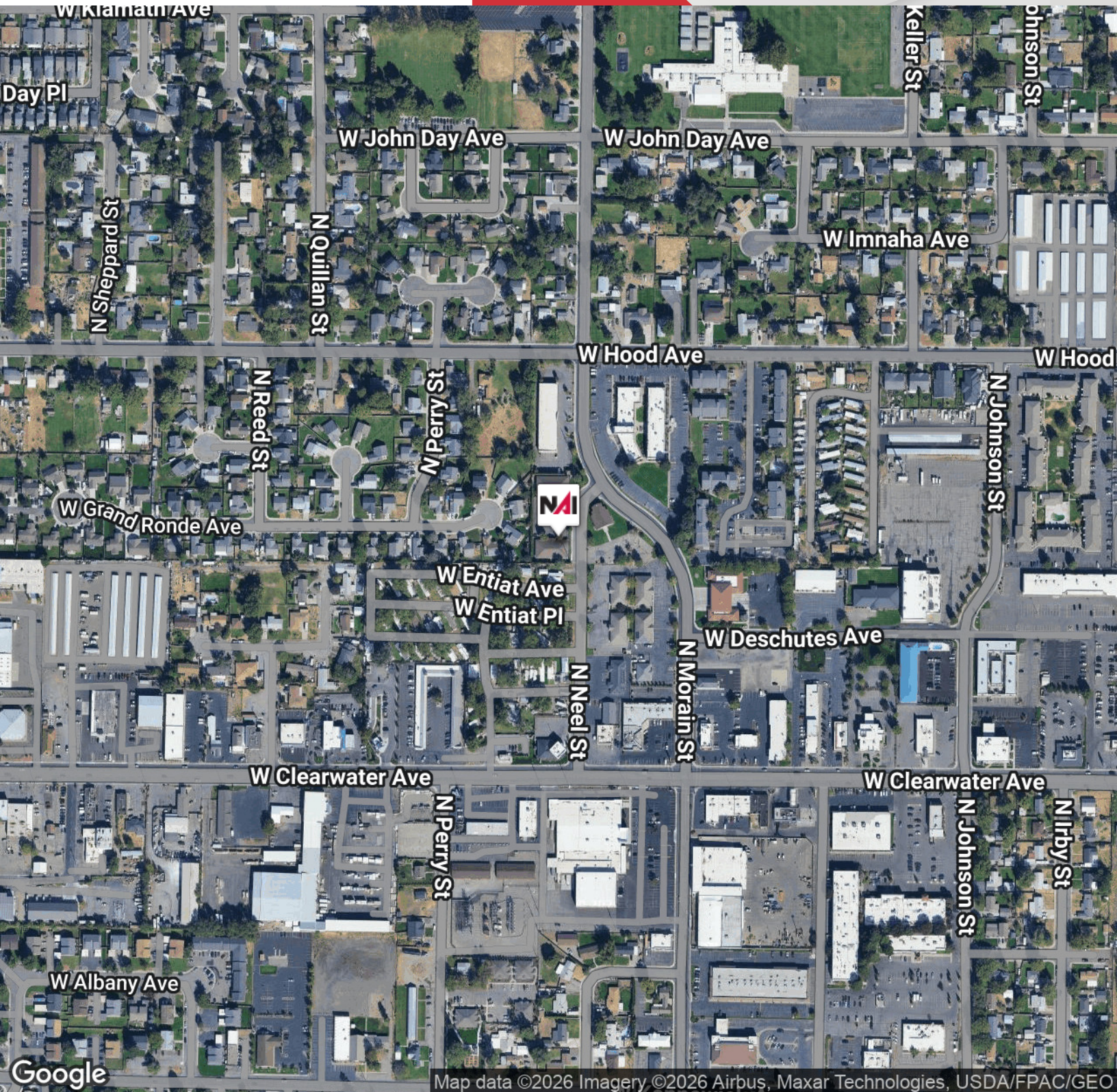
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





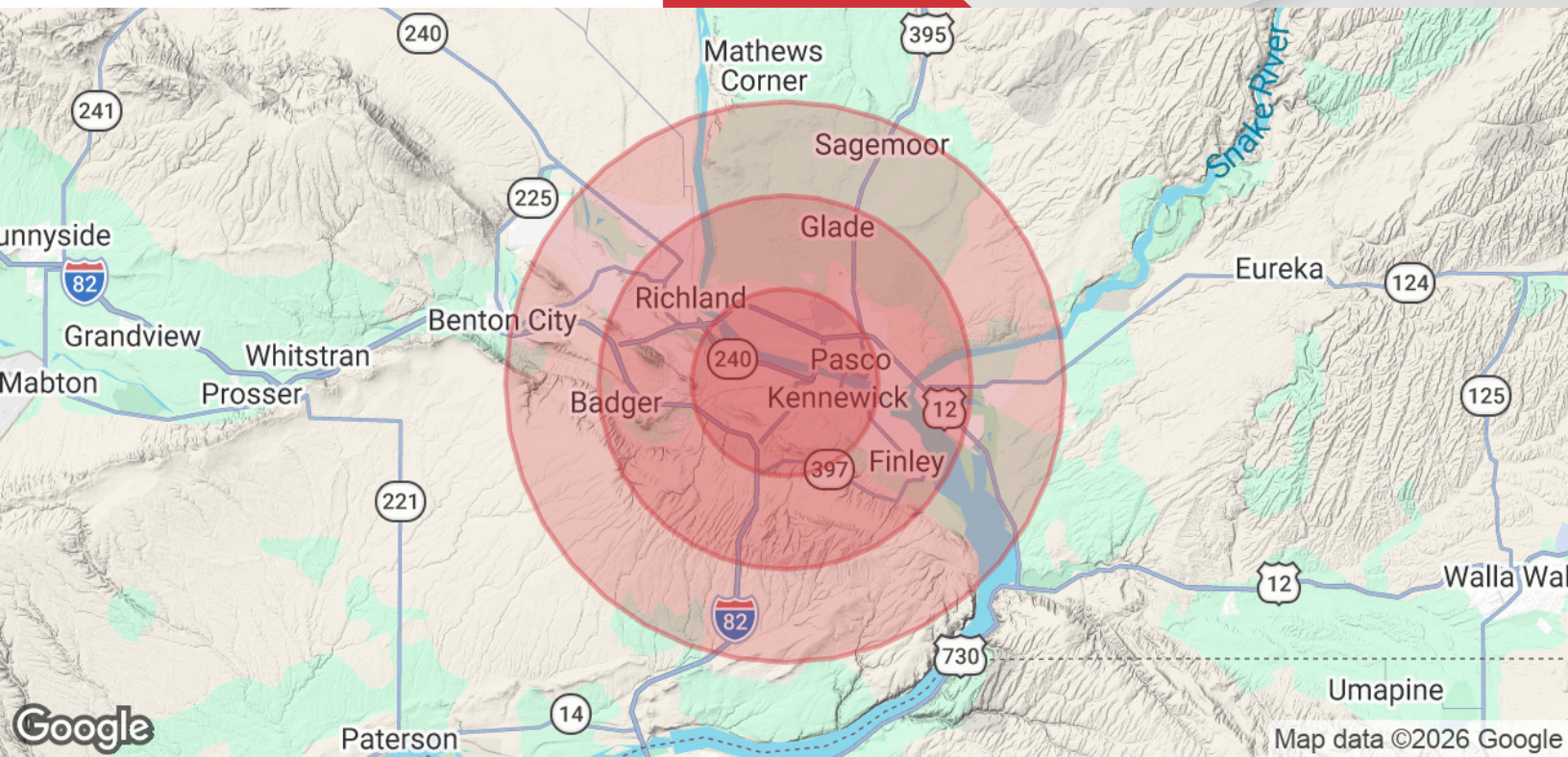






FLYER | 515 North Neel Street Ste B102, Kennewick, WA 99336

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Population

	5 Miles	10 Miles	15 Miles
Total Population	166,286	251,452	275,654
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	58,781	88,284	96,253
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$99,662	\$109,719	\$111,348
Average House Value	\$365,488	\$388,155	\$392,017

2023 American Community Survey (ACS)