

FOR LEASE



FIVE MILE PLAZA SPACE FOR LEASE

1840 W Francis Avenue
Spokane, WA 99205



FORMER JOANN FABRICS SPACE

Space Size: ±27,625 SF;
Demisable to ±11,952 SF

Base Rent: \$12.00 PSF, NNN

NNN (est.): \$4.30 PSF

- Prime Location
- Strategically positioned within a high-visibility corridor
- Anchored by Rosauers Supermarket
- Diverse mix of National and Local Tenants
- Strong Tenant Retail Sales
- Attractive Demographics with high discretionary income and purchasing capacity
- Exceptional exposure with ±80,000 vehicle traffic per day
- Rare large retail bay opportunity in 5-Mile submarket
- Professional Managed and Maintained Retail Center

**KIEMLE
HAGOOD**

RICHARD FOX

509.755.7580

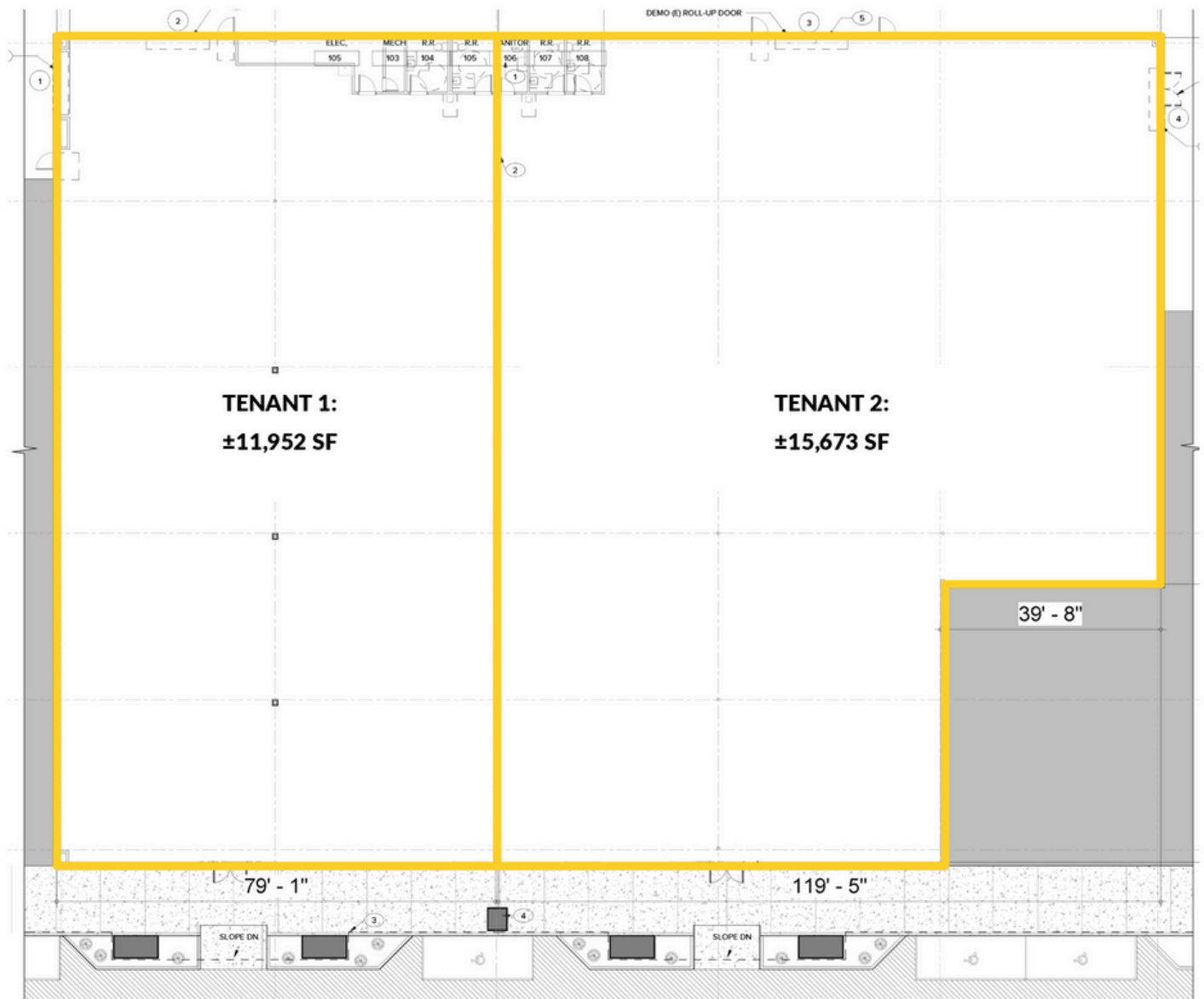
richard.fox@kiemlehagood.com

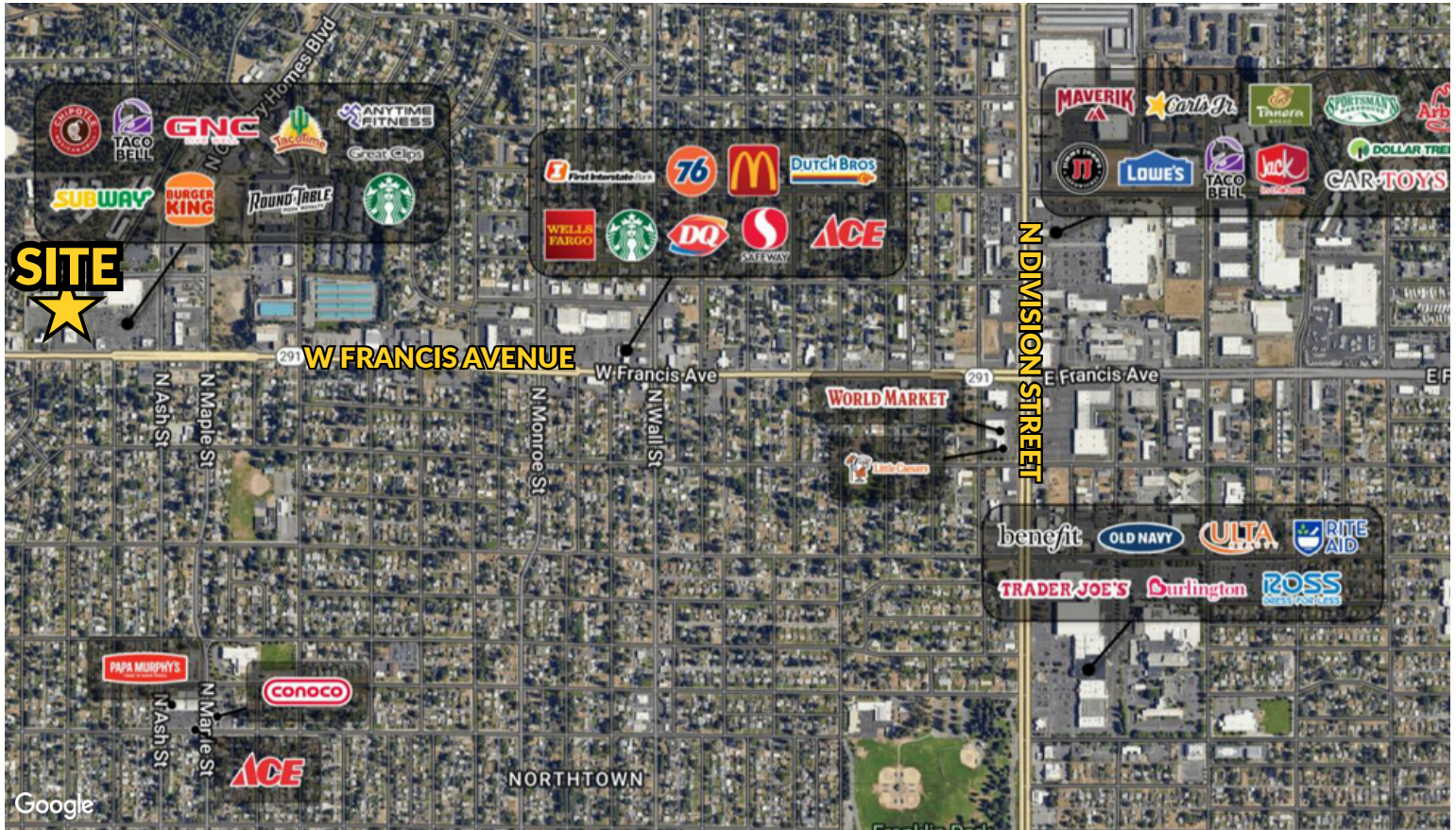
Former Joann Fabrics space is available for lease in Spokane's Five Mile Shopping Center, located at 1840 W Francis Ave, Spokane, WA.

- Space Size:** ±27,625 SF;
Demisable to ±11,952 SF
- Base Rent:** \$12.00 PSF, NNN
- NNN (est.):** \$4.30 PSF
- Condition:** Vanilla Shell





FLOOR PLAN

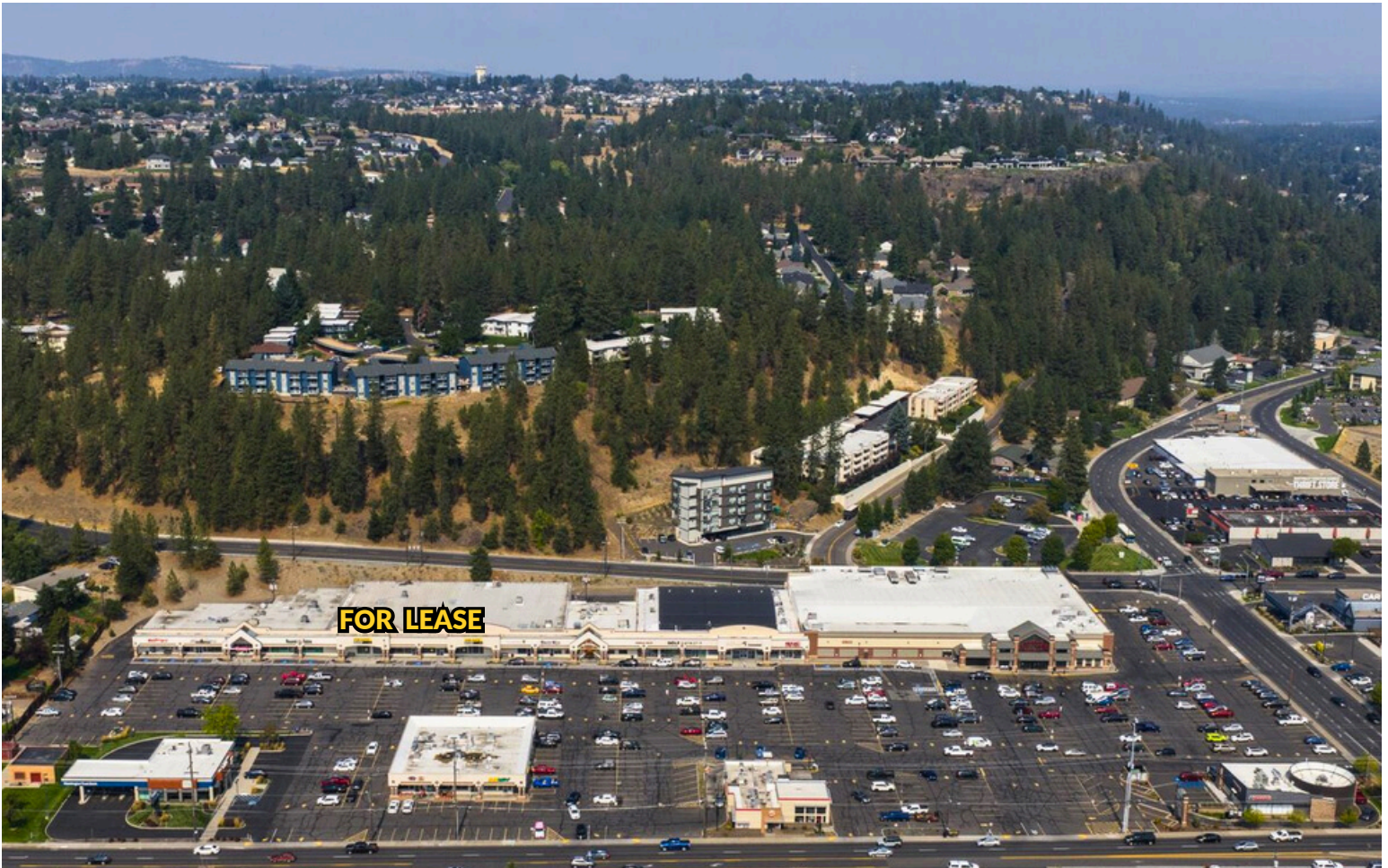




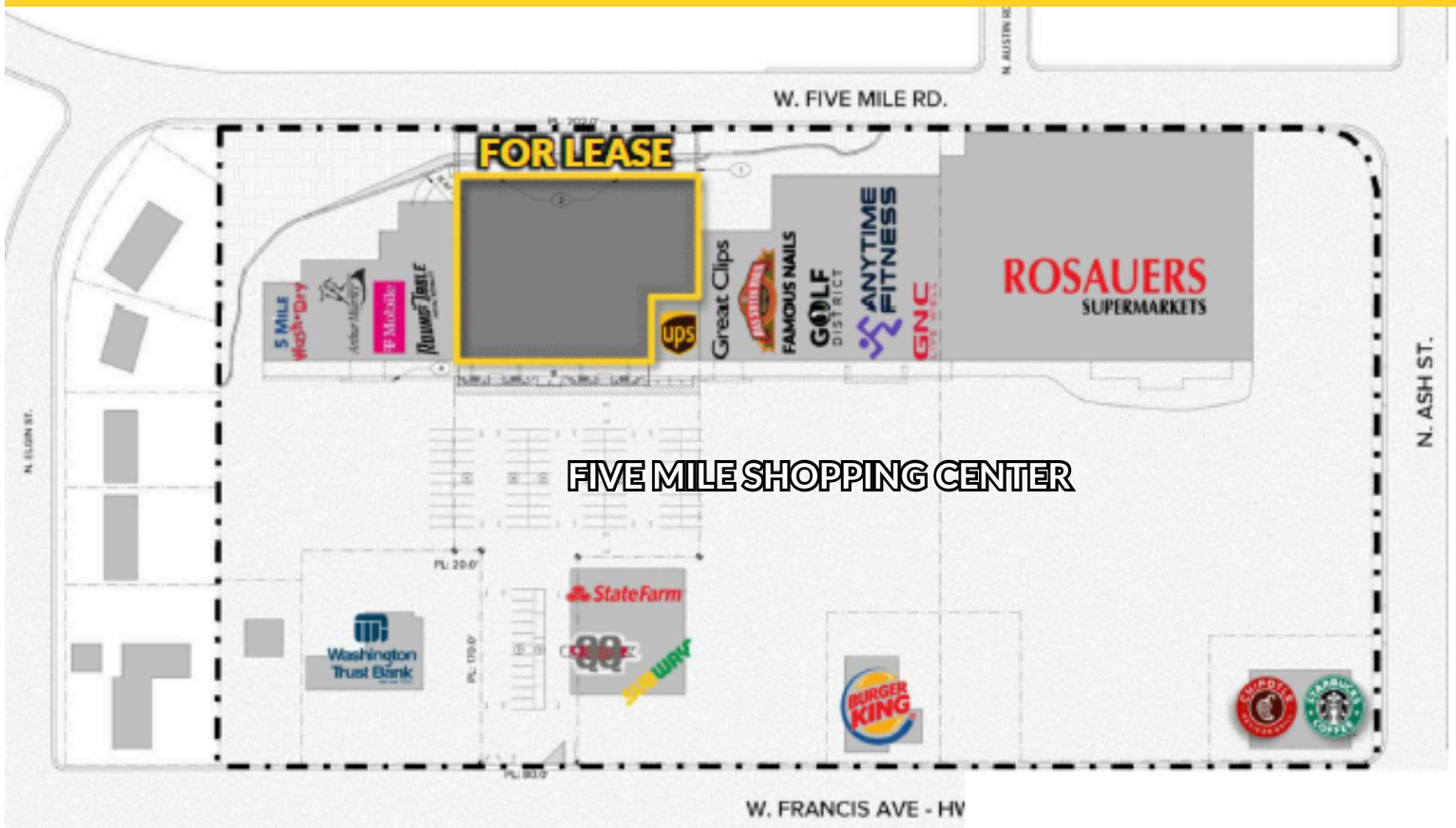
FIVE MILE PLAZA NATIONAL TENANTS:



2025 DEMOGRAPHICS 	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Estimate Population	14,423	112,091	196,155
2025 Average HHI	\$105,685	\$100,600	\$94,824
2025 Median HHI	\$85,240	\$77,716	\$70,341
2025 Median Age	36.5	36.1	36.3
Daytime Demographics	6,475.00	63,045.00	163,557
TRAFFIC COUNTS 			
W FRANCIS AVENUE	±36,850 ADT		
W 5 MILE ROAD	±15,192 ADT		
N ASH STREET	±17,924 ADT		
N MAPLE STREET	±14,744 ADT		



SITE PLAN





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W Main Ave, Suite 400
Spokane WA 99201