



NAITri-Cities

RETAIL SPACE FOR LEASE

206 N Benton St, Ste B

Kennewick, WA 99336

±12,723 SF | \$7 PSF + NNN

206 N Benton St, Ste B

Kennewick, Washington 99336

Property Highlights

- Former restaurant and brewery setup
- Vacant and ready for build-out
- Fenced laydown yard for storage or operations
- Loading dock for easy shipping and receiving
- Flexible zoning with numerous approved uses
- Excellent fit for breweries, restaurants, bakeries, distilleries, or industrial users

Lease Rate:	\$7 PSF + (NNN)
Building Size:	21,404 SF
Available SF:	12,723 SF
Lot Size:	0.753 Acres

For More Information

Kenny Teasdale

Senior Broker

C: 509 491 2205

kenny@naitcc.com

FLYER

206 N Benton St, Ste B, Kennewick, WA 99336



Property Description

MLS 289276 This versatile commercial property is a prime opportunity for your next business venture. Previously home to a restaurant and brewery, the space is well-suited for food and beverage concepts and can easily accommodate a wide range of operations. This space is available with 4 months of free rent (not including NNN's) on a 5-year lease.

Featuring a fenced laydown yard, loading dock, and multiple approved uses, the property is also ideal for warehousing, distribution, bakeries, distilleries, production facilities, and more.

Offering Summary

Lease Rate:	\$7 PSF + (NNN)		
Demographics	2 Miles	5 Miles	10 Miles
Total Households	13,136	44,759	78,866
Total Population	38,989	133,727	226,187
Average HH Income	\$72,491	\$91,607	\$106,916

FLYER

206 N Benton St, Ste B, Kennewick, WA 99336



FLYER

206 N Benton St, Ste B, Kennewick, WA 99336



FLYER

206 N Benton St, Ste B, Kennewick, WA 99336



FLYER

206 N Benton St, Ste B, Kennewick, WA 99336



FLYER

206 N Benton St, Ste B, Kennewick, WA 99336