



**NAI**Tri-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

|                       |                 |
|-----------------------|-----------------|
| <b>Lease Rate:</b>    | \$7 PSF + (NNN) |
| <b>Building Size:</b> | ±21,404 SF      |
| <b>Available SF:</b>  | ±12,723 SF      |
| <b>Lot Size:</b>      | 0.753 Acres     |

### For More Information

#### Kenny Teasdale

Senior Broker  
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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.

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

|                      |                   |
|----------------------|-------------------|
| <b>Lease Rate:</b>   | \$7 PSF + (NNN)   |
| <b>Available SF:</b> | Property Overview |
| <b>Lot Size:</b>     | ±0.753 Acres      |

| Demographics             | 2 Miles  | 5 Miles   | 10 Miles  |
|--------------------------|----------|-----------|-----------|
| <b>Total Households</b>  | 13,333   | 49,646    | 86,814    |
| <b>Total Population</b>  | 40,001   | 148,190   | 247,646   |
| <b>Average HH Income</b> | \$73,784 | \$100,878 | \$112,027 |

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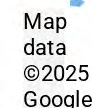
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