



SALE

2716 N Argonne Rd

Spokane, WA 99212

PRESENTED BY:

TAYLOR GIBBONS

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PROPERTY SUMMARY



OFFERING SUMMARY

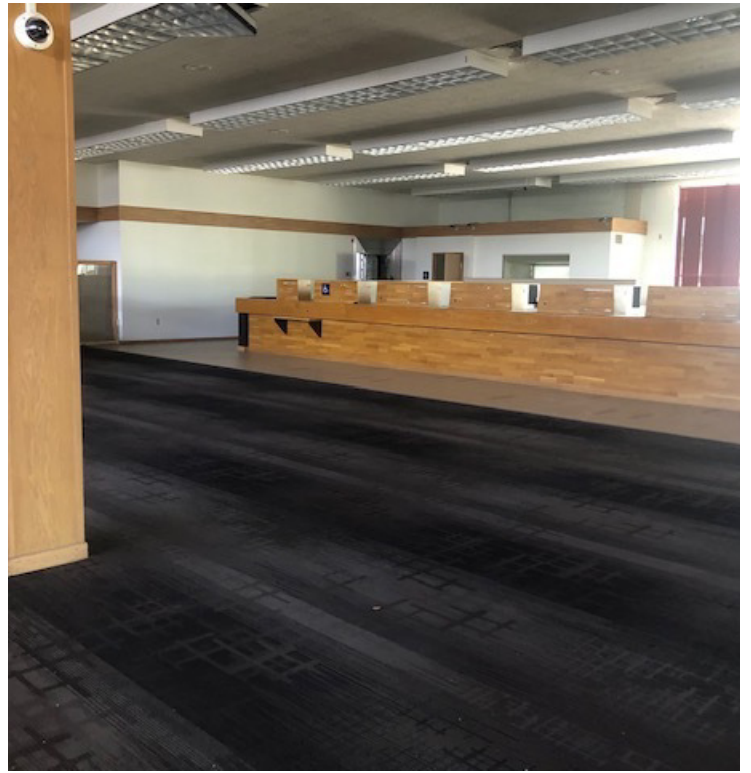
SALE PRICE:	\$1,450,000
BUILDING SIZE:	7,286 SF
LOT SIZE:	42,253 SF
PRICE / SF:	\$199.01
ZONING:	C-1

PROPERTY OVERVIEW

- Retail/Office Building
- For Sale, Build to Suit or Ground Lease
- Exceptional location on Argonne Rd off Trent Ave.
- 31,500 Cars Per Day
- Drive Thru
- Access off Argonne Rd and Trent Ave.
- On-site parking
- Former Bank of America

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ADDITIONAL PHOTOS



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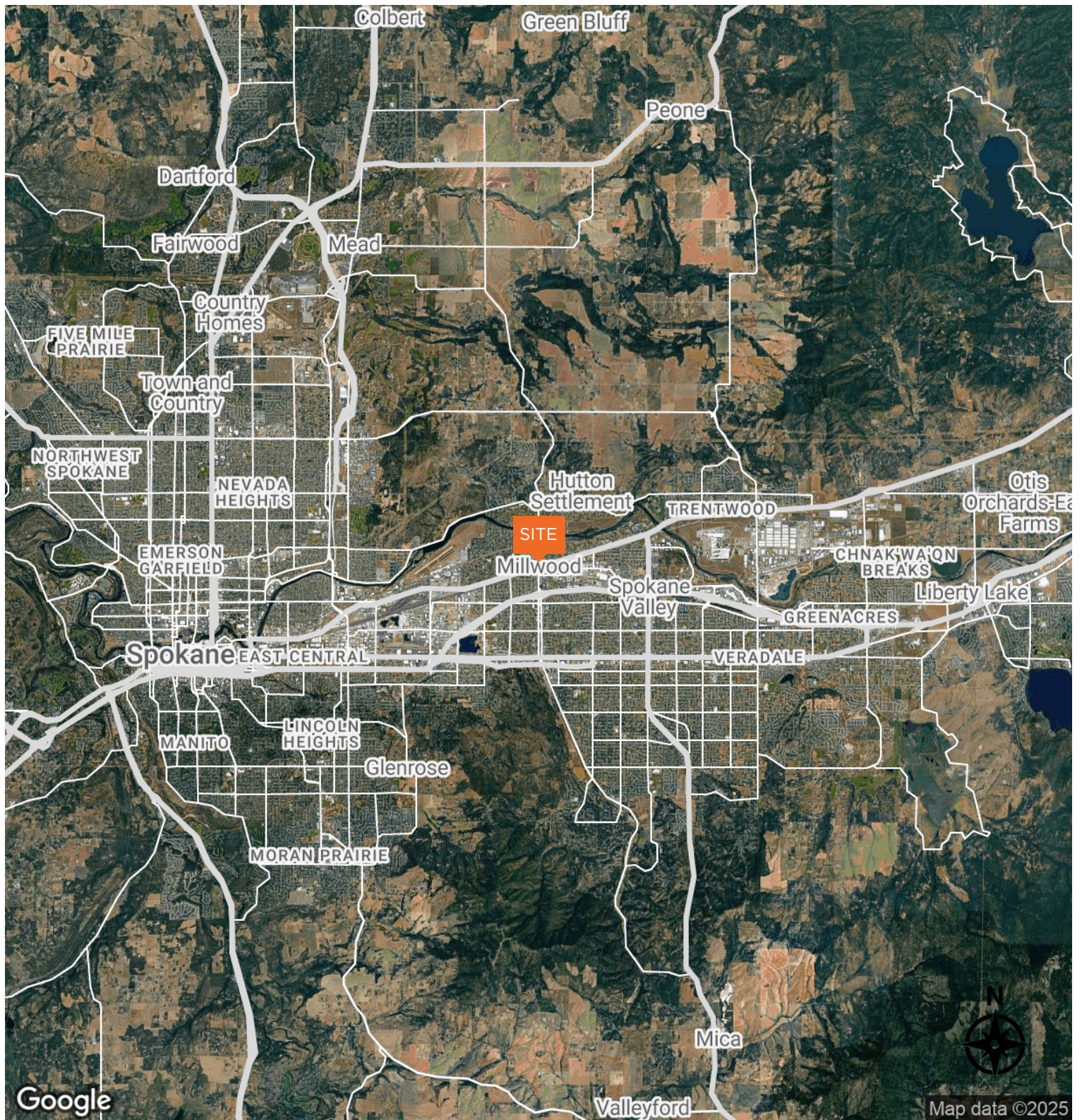
LOCATION MAP



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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,635	55,333	135,776
AVERAGE AGE	41.7	37.7	38.0
AVERAGE AGE (MALE)	37.2	35.6	35.8
AVERAGE AGE (FEMALE)	45.1	39.3	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,539	24,877	59,084
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$69,044	\$62,896	\$65,935
AVERAGE HOUSE VALUE	\$190,632	\$192,241	\$201,916

** Demographic data derived from 2020 ACS - US Census*

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