

HANSON CENTER EAST - LOT 12

East

NEW OFFICE BUILDING SPOKANE VALLEY, WA PRE-LEASING OPPORTUNITY

Nearby Amenities:

- Honey Baked Ham
- Sears
- JC Penny's
- Barnes & Noble
- Best Buy
- Sports Authority
- Staples
- Jo Ann Fabrics
- Sportsman's Warehouse
- Old Navy
- Macy's
- Pier 1
- TJ Maxx
- Black Angus
- IHOP
- Outback Steakhouse
- Krispy Kreme
- Tony Roma's
- Regal Spokane Valley 12 Theater
- Lowe's
- Kohl's
- Wal Mart
- Ross
- New Hampton Inn Suites
- Garden Inn
- Hooters



NORTH - INDIANA ELEVATION

- Bldg Size: 27,150 SF
- \$20/SF NNN
- I-90 Visibility
- Freeway Signage
- Fiber Optic, Broadband, DSL available
- Zoned Mixed Use Center
- All Utilities Stubbed for Site
- Pad Ready for Construction
- Vested traffic is available, see broker for cost and details.

CONTACT

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09 Demographics	1 Mile	5 Mile	10 Mile	15 Mile
09 Est Population	4,823	93,315	233,963	439,918
14 Proj Population	5,537	103,904	260,863	485,589
Proj Annual Growth 09-14	3.0%	2.3%	2.3%	2.1%
09 Average HHI	\$54,787	\$59,680	\$61,238	\$61,511
09 Median HHI	\$44,635	\$51,296	\$50,624	\$50,346

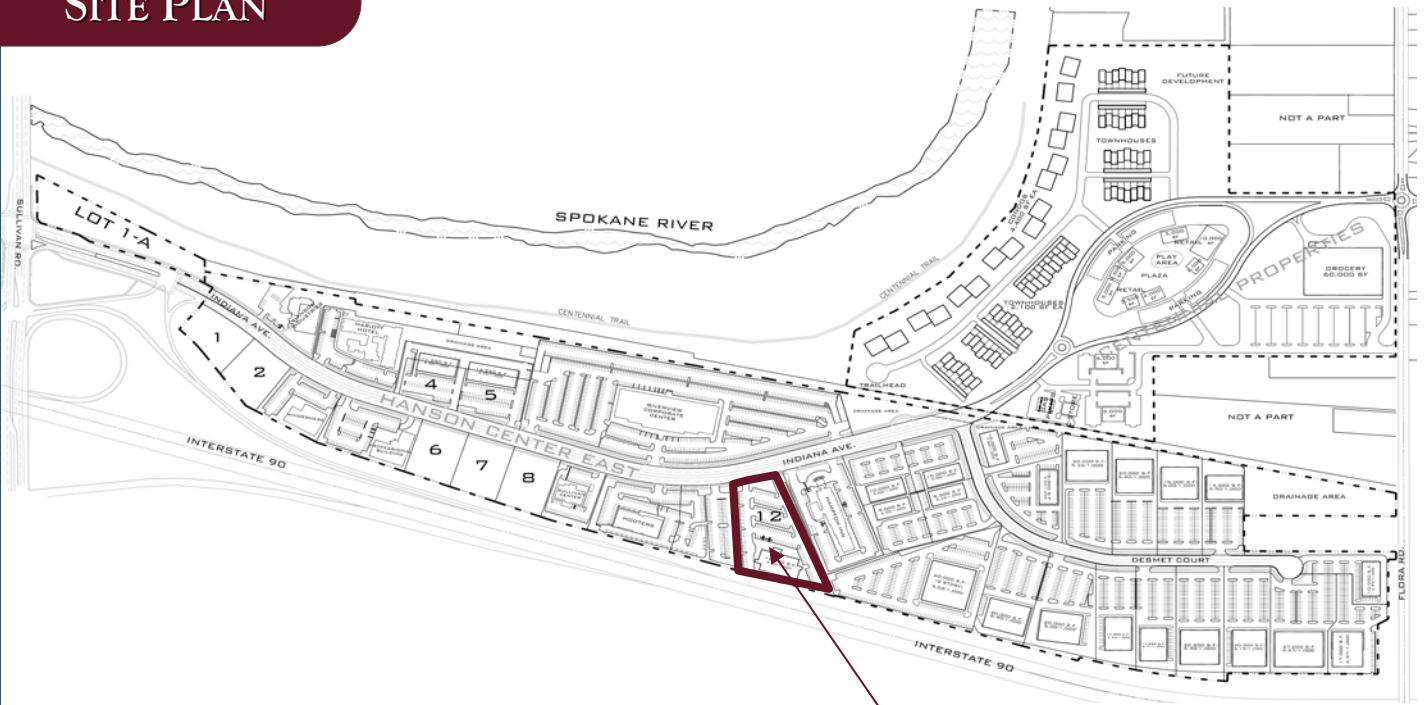
Traffic Counts (ADT)

Sullivan & Indiana	28,300
From South on Evergreen	12,542
From West on Indiana	8,214
From East on Indiana	12,668

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**KIEMLE &
HAGOOD
COMPANY**

SITE PLAN



Office Building

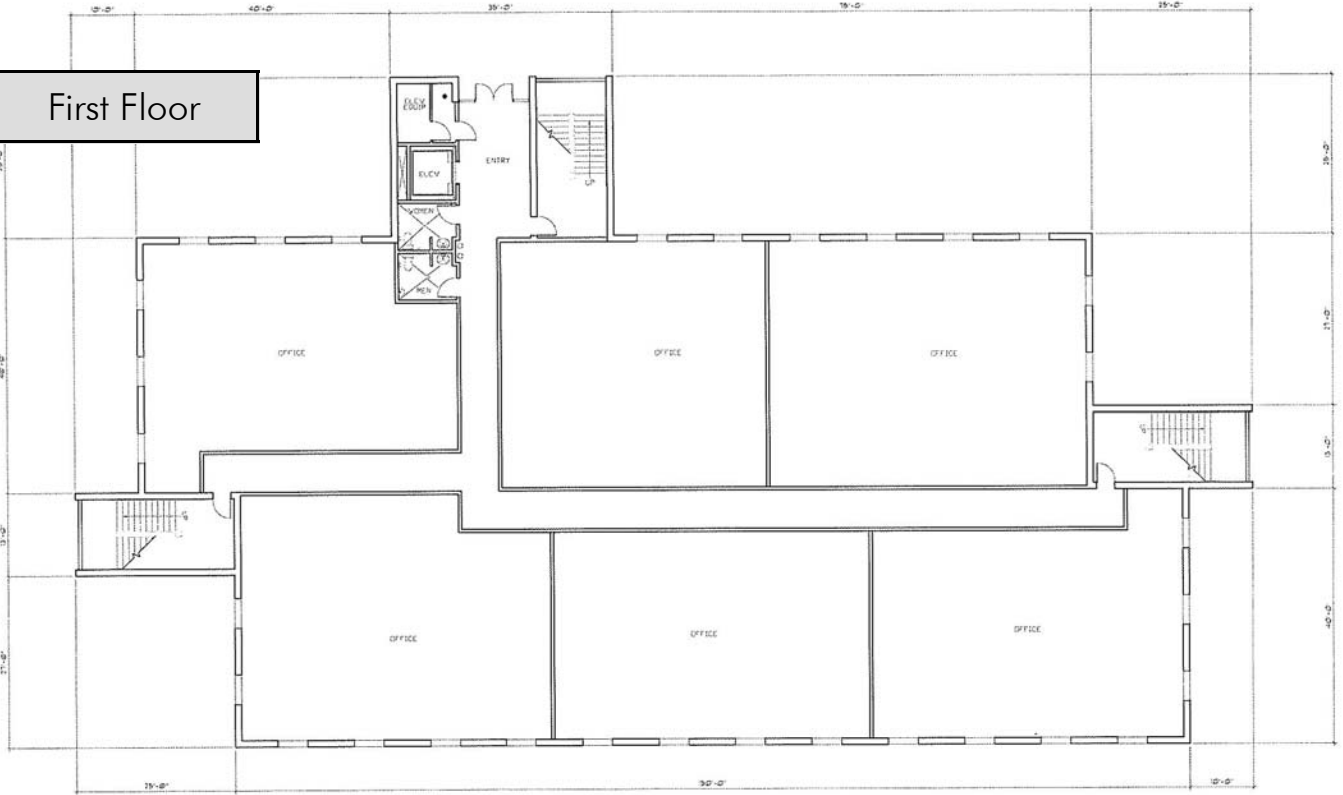
MAP



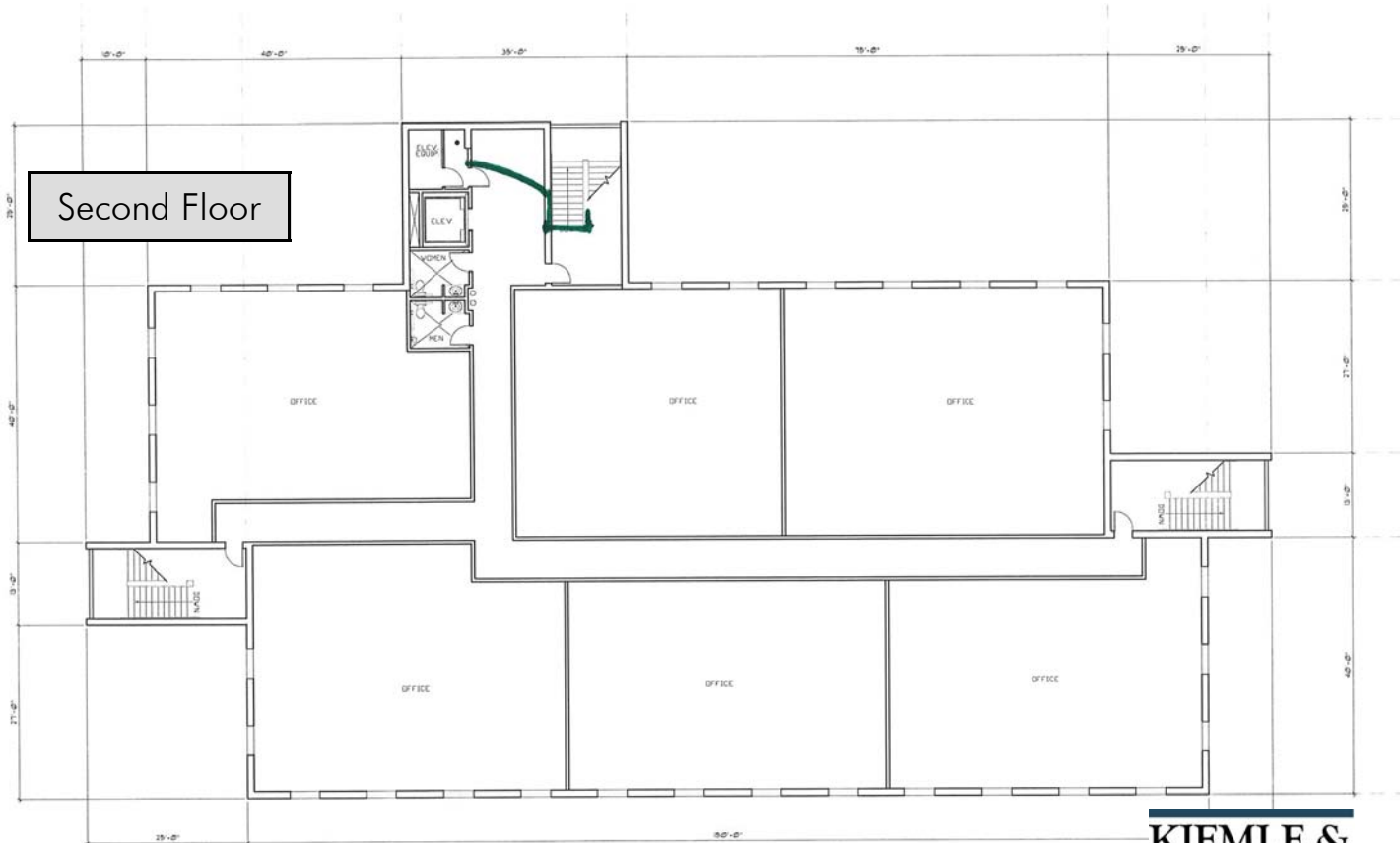
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FLOOR PLAN

First Floor



Second Floor



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