

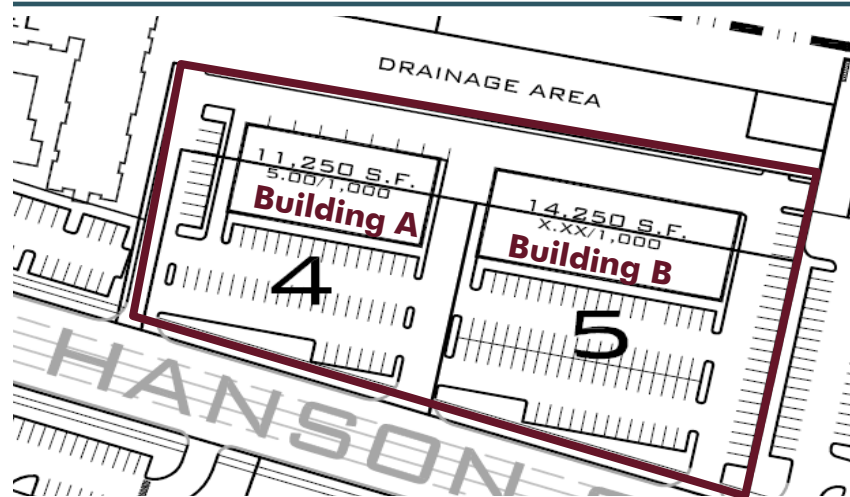
HANSON CENTER EAST - LOTS 4 & 5



NEW RETAIL FOR LEASE

SPOKANE VALLEY, WA

PRE-LEASING OR BUILD-TO-SUIT 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

- Building A:
 - \$20.00—\$25.0, NNN
 - Bldg SF: 11,250 SF
 - Land SF:
 - Parking: 5.60/1000
- Building B:
 - \$20.00—\$25.00, NNN
 - Bldg SF: 14,250 SF
 - Land SF:
 - Parking 7.09/1000
- Bays as small as 1,500 SF
- Drive-Thru's Available
- Freeway Visibility
- All Utilities Stubbed to Site
- Pad Ready for Construction
- Price includes traffic mitigation fee to the city
- Zoned Mixed Use Center

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)

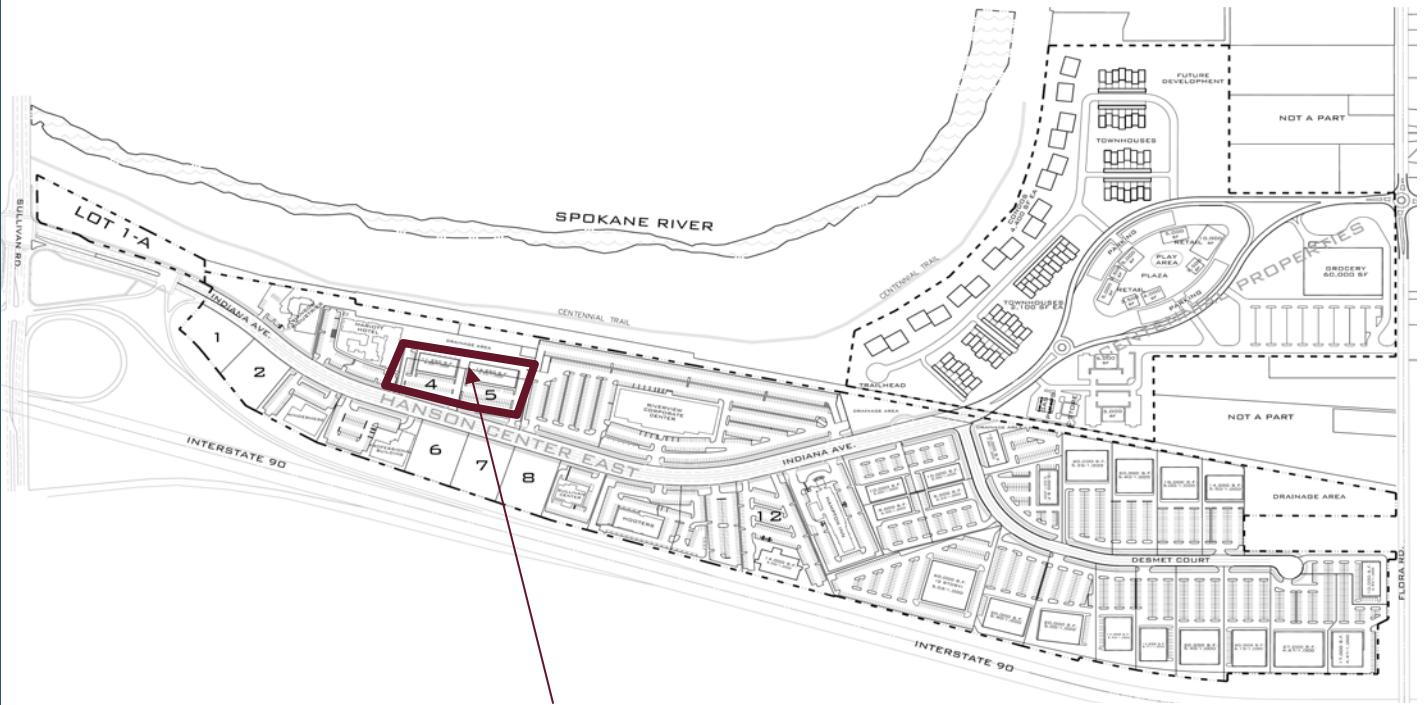
Sullivan & Indiana	28,300
From South on Evergreen	12,542
From West on Indiana	8,214
From East on Indiana	12,668

*For larger uses, please contact listing agents for price.

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**KIEMLE &
 HAGOOD
 COMPANY**

SITE PLAN



Retail Portion

MAP



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