

AVAILABLE FOR SALE OR LEASE

FORMER RITE AID

*Freestanding Building in
Richland, WA*

1329 LEE BLVD, RICHLAND, WA 99352



KIDDER.COM

km Kidder
Mathews



PROPERTY HIGHLIGHTS

OFFERING	For Sale or Lease
YEAR BUILT	2005
TOTAL BUILDING	17,494 SF
LOT SIZE	67,078 SF (1.54 AC)
PARKING	60 stalls
ZONING	Business Commercial - most uses allowed
COMMENTS	Highly visible building with drive-thru on the corner of Lee Blvd and Stevens Drive
PRICING	Contact brokers

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	10,726	48,280	117,081
DAYTIME EMPLOYEES	8,870	17,842	39,029
HOUSEHOLDS	4,239	18,953	44,956
AVG HH INCOME	\$106,780	\$134,777	\$139,943

\$100,000+

AVERAGE LOCAL HOUSEHOLD INCOME

20,000+

AVERAGE DAILY VEHICLES

HIGH
VISIBILITY

AT THE INTERSECTION
OF TWO ROADWAYS

RICHLAND
HIGH SCHOOL

SUBJECT
PROPERTY

CARMICHAEL
MIDDLE SCHOOL

Dutch Bros

LEWIS & CLARK
ELEMENTARY SCHOOL

HARBOR
FREIGHT

Fred Meyer
Sunrise
goodwill

BURGER KING
Arby's
HYDE

SUBWAY
Zips
311
PACIFIC PASTA & GARDEN

Popeye's
fresh leaf co.

Wendy's
Ginger
The Nook

GRAZE
CASA MIA
The Dugout
THE SOCIAL
foodies
OH SUSHI
CHASE

WinCo Foods
Applebee's
AT&T
Jack
DOLLAR TREE
Starbucks

Columbia River



RICHLAND

GILLESPIE ST

STEVENS DR

LEE BLVD

WELLSIAN WAY



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