

# FOR SALE

## SOUTH HILL INVESTMENT AND DEVELOPMENT OPPORTUNITY

2926 E 29<sup>th</sup> Ave, 2930 E 29<sup>th</sup> Ave & 2929 E 30<sup>th</sup> Ave | Spokane, WA 99223

**KIEMLEHAGOOD**

**ERIK NELSON, SIOR**

D | 509.220.4042

[erik.nelson@kiemleahagood.com](mailto:erik.nelson@kiemleahagood.com)



<b>OFFERING PRICE</b>	\$1,950,000
<b>BUILDING SIZE (2 BUILDING TOTAL)</b>	±8,311 SF
<b>LOT SIZE</b>	±0.72 Acres
<b>PARCEL NUMBERS</b>	35342.0404, 35342.0405, 35342.0419
<b>ZONING</b>	CC2-DC & RMF
<b>YEAR BUILT</b>	1951 & 1963

▶ **FINANCIAL INFORMATION** | Contact Listing Broker ◀

**29th Avenue and Regal Investment Opportunity**

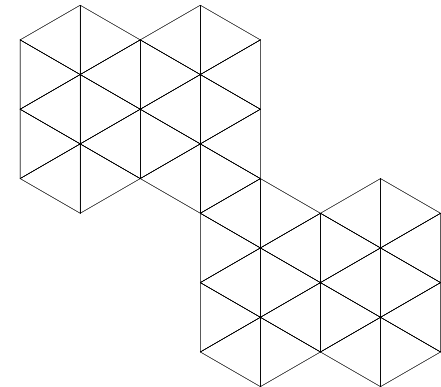
- Two Retail Buildings
- Secondary Lot Zoned RMF for Development

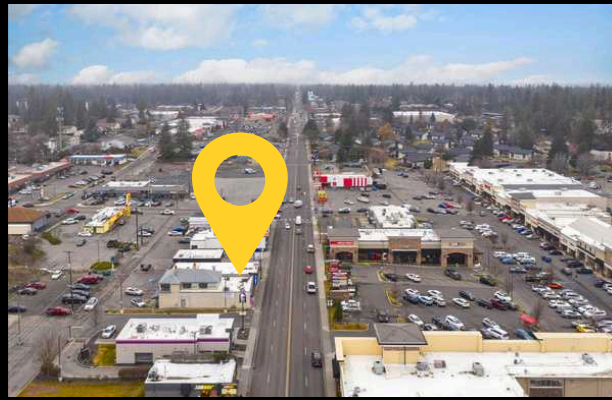


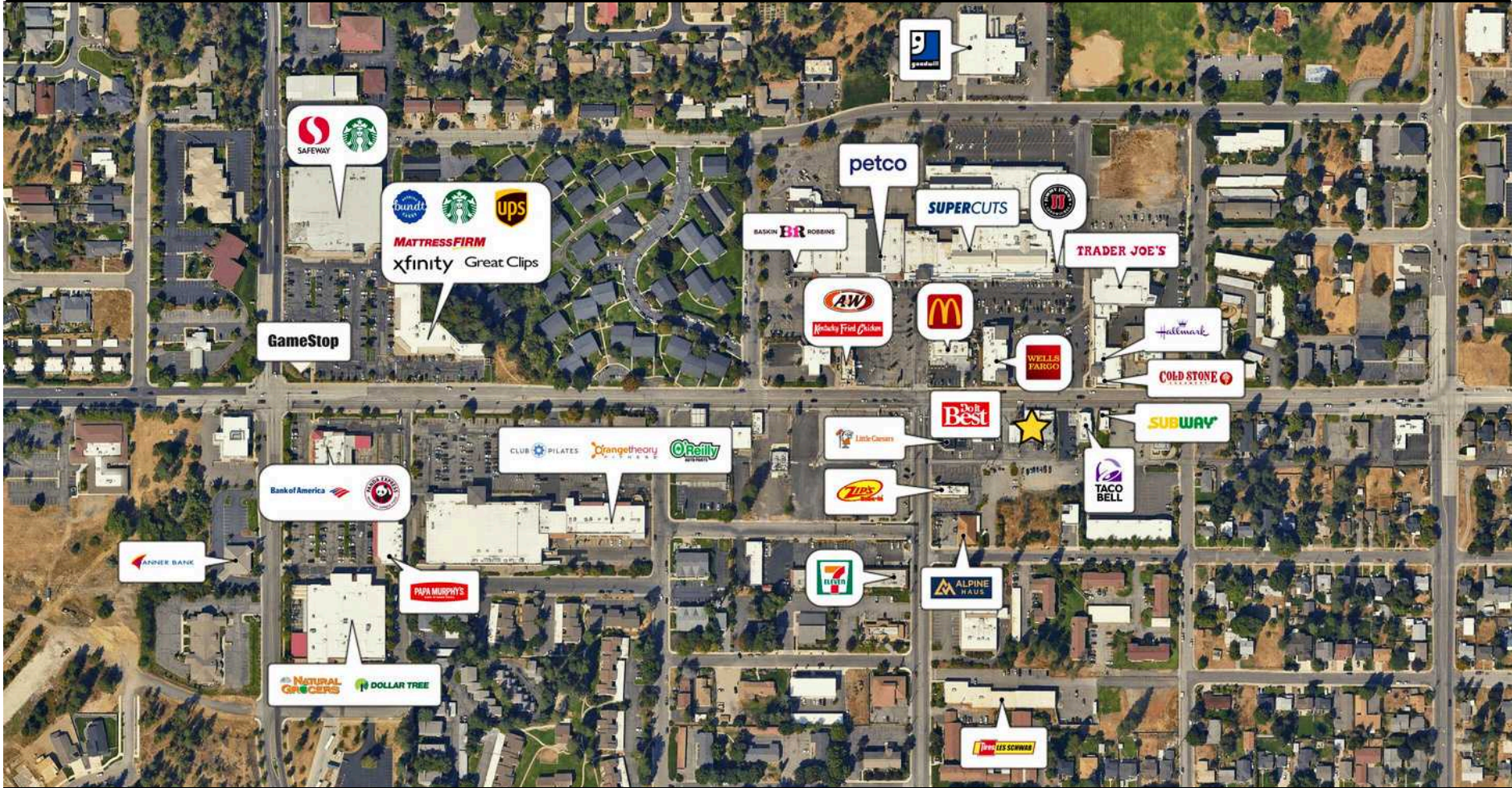
\*Photo and parcel lines are approximate and provided for illustrative purposes only.



<b>DEMOGRAPHICS</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>EST. POPULATION 2025</b>	14,829	80,687	174,199
<b>PROJ. POPULATION 2030</b>	14,198	79,435	172,832
<b>ADJ. DAYTIME DEMO</b>	8,716	64,038	158,383
<b>AVERAGE AGE</b>	41.7	39.9	37.8
<b>2025 AVERAGE HHI</b>	\$109,661	\$122,953	\$103,803
<b>2025 MEDIAN HHI</b>	\$87,455	\$89,708	\$76,612







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