

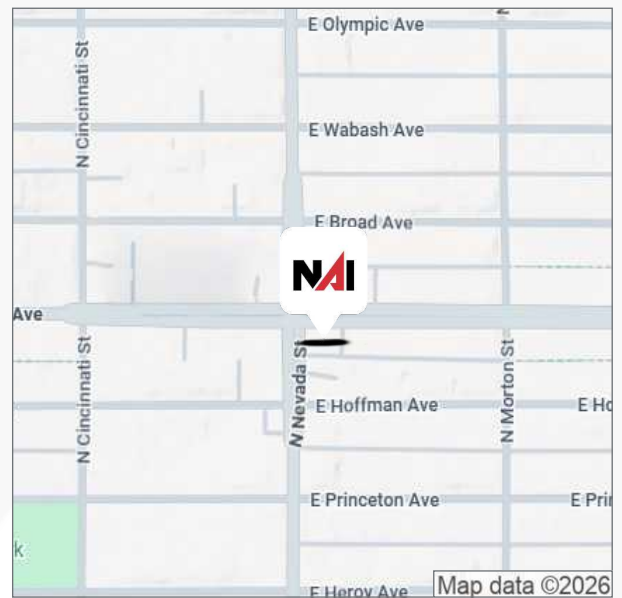
FOR SALE CORNER DRIVE-THRU

1002 E WELLESLEY AVE
SPOKANE, WA 99207



PROPERTY HIGHLIGHTS

- Current use is Taco John's, with gross sales of over \$1.3M annually. Owners are retiring and will close the franchise upon the sale of the real estate.
- Building Size: ± 1,697 SF
- Lot Size: 0.26 Acres (± 11,257 SF)
- Car Parks: 12
- Curb Cuts: 3 (2 on Wellesley and 1 on Nevada)
- Drive-thru: Stacking up to 7 cars
- Traffic Counts: ± 36,000 VPD
- Zoning: Neighborhood Retail (NR-35)
- Building Age: Replaced and built new in 2007
- Parcel #: 35051.0226
- All FF&E included



Sale Price \$1,272,750

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NAI Black

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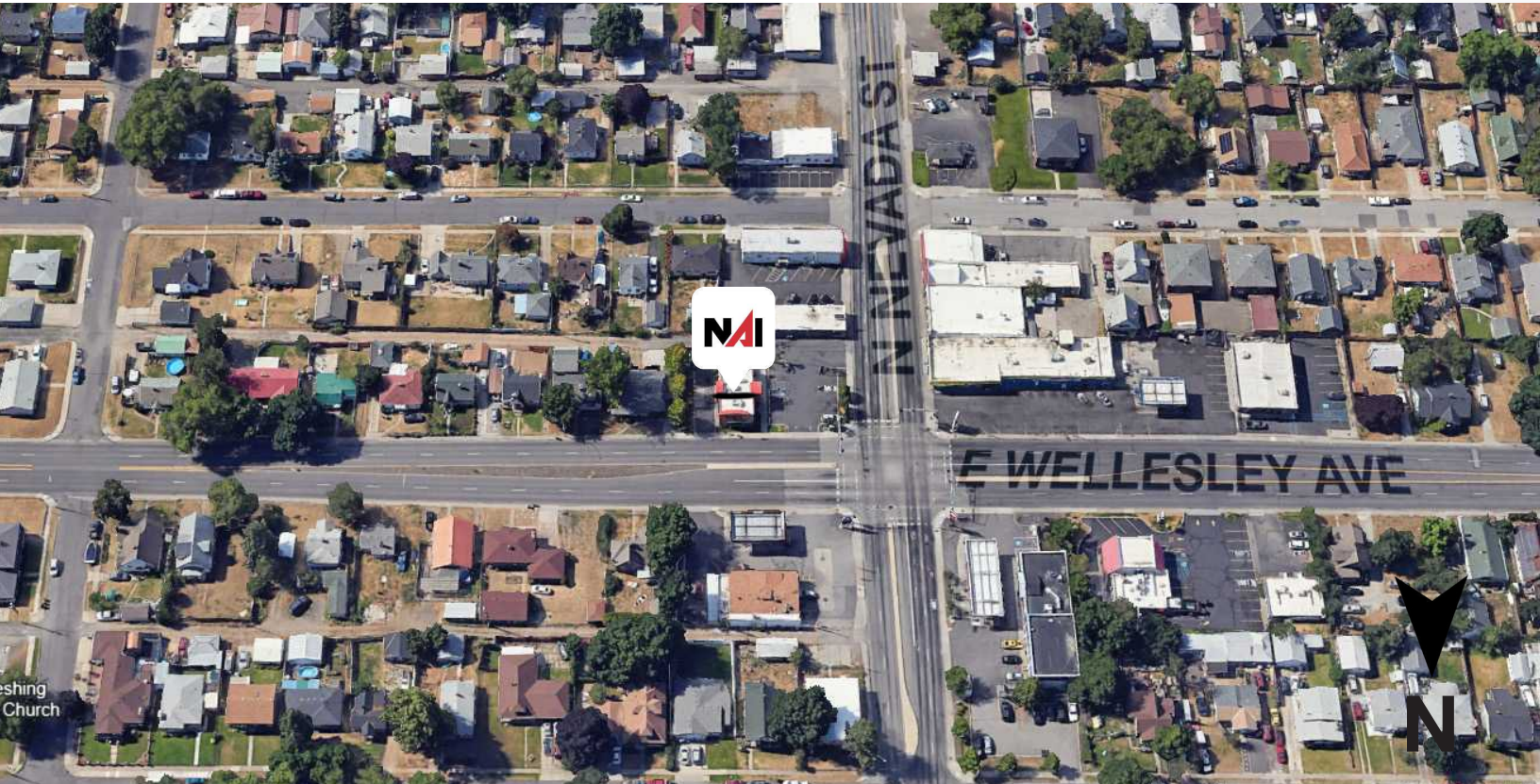
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POPULATION	1 Mile	3 Miles	5 Miles
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Total Population	20,447	101,870	227,088
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Avg. Age	34.3	33.5	36.2
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Avg. Age (Male)	35	33	36
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Avg. Age (Female)	34	34	37
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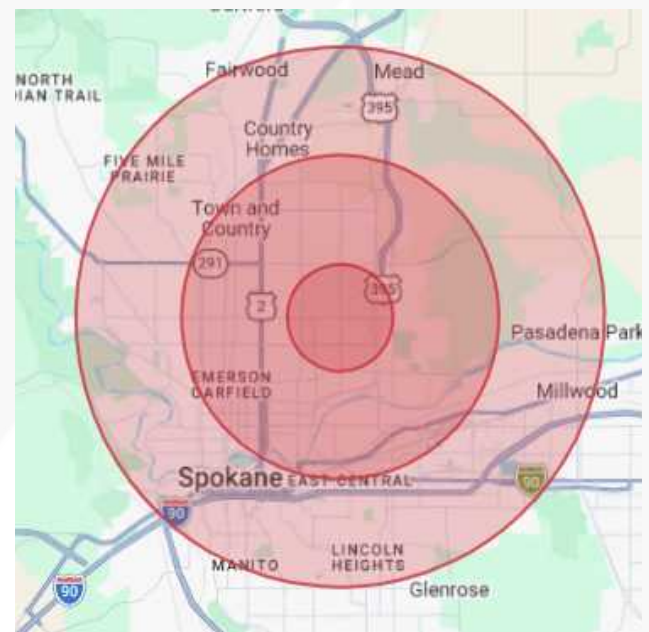
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
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Total Households	7,701	40,809	93,562
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# of Persons per HH	2.3	2.4	2.4
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Avg. HH Income	\$46,828	\$51,899	\$64,037
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Avg. House Value	\$273,000	\$360,000	\$410,000
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