FOR SUBLEASE



SUBLEASE RATE	| $1,973 /Month ($19.09 PSF/YR)
NNN EXPENSE	| $4.65 PSF
AVAILABLE SPACE	| Suite C
SUITE C SIZE	| ±1,240 SF
ZONING	| Commercial Retail

RETAIL / OFFICE SPACE

4711 W Clearwater Avenue
Kennewick, WA 99336

[KIEMLEHAGOOD

MICHAEL PETRILLO
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FOR SUBLEASE

RETAIL / OFFICE SPACE

4711 W Clearwater Avenue
Kennewick, WA 99336

SUBLEASE DETAILS

SUBLEASE RATE: $1,973 /Month
$19.09 PSF /YR

EST. NNN EXPENSE: $ 4.65 PSF

Available Space: Suite C
Suite C Size: ±1,240 SF

Total Building SF: ±6,292 SF
Land Size: ±0.72 Acres
Parcel #s: 104891000009000
Zoning: Commercial Retail
Year Built/Renovated: 1999
Parking: ±11-20 Parking Stalls

High visibility retail space available located between Great Clips and Cricket Wireless on Clearwater! Directly across from WinCo shopping center, this multi-tenant space is optimal for any retail or office user looking to gain more visibility in a high traffic area.

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TRAFFIC

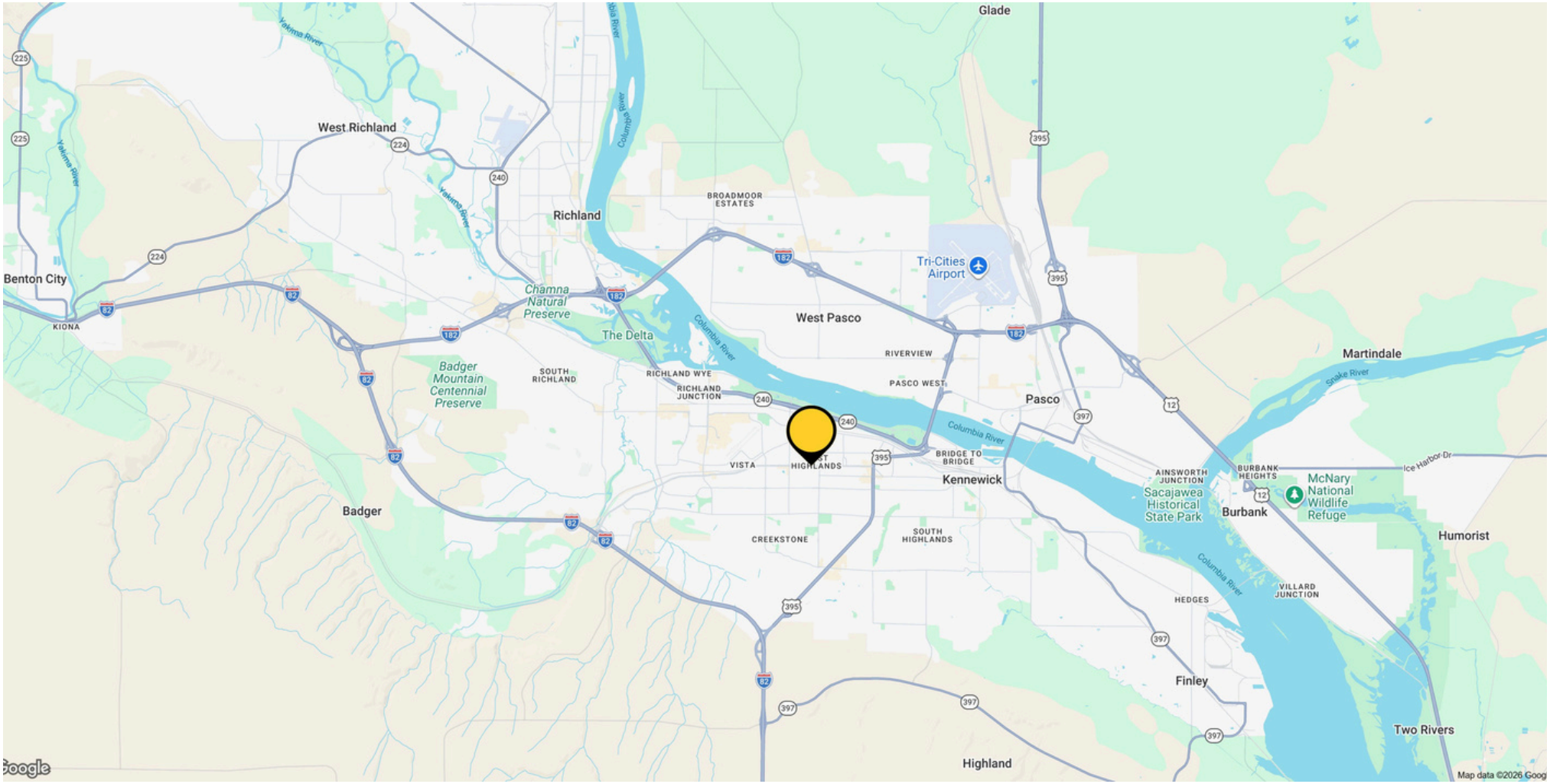
AVERAGE DAILY TRAFFIC

W Clearwater Avenue	±21,475 ADT
N Union Street	±9,396 ADT
N Edison Street	±8,575 ADT

DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	15,633	80,569	176,714
PROJ. POPULATION 2030	15,236	82,896	180,528
ESTIMATED HOUSEHOLD	6,184	30,429	63,910
2025 AVERAGE HHI	$81,406	$109,959	$118,702
2025 MEDIAN HHI	$73,754	$91,047	$92,619

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KIEMLE HAGOOD

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

7025 W GRANDRIDGE BLVD, SUITE B-2
KENNEWICK, WA 99336

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