

FOR LEASE



Site
Available for
Build-to-Suit
Opportunities

High Traffic Commercial Location

2001 W. Lincoln Avenue, Yakima, WA

Property Details

Lease Price: \$10.00/SF/NNN
Total Available SF: ±20,000

- Land Size: ±42,688 SF
- Year Built: 1994
- Parcel #: 181323-12013
- Two floors of Office / Industrial Space
- Estimate NNN: \$3.25/SF

Chad Carper, Broker | 509.991.2222 or chad.carper@kiemlehagood.com

**Available For Purchase:
Contact Listing Agent**

509.838.6541
601 W. Main Avenue, Ste 400
Spokane, WA 99201
KIEMLEHAGOOD.COM



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**Monument
Signage
Available**

Click [Here](#) for Video

Click [Here](#) for Tour

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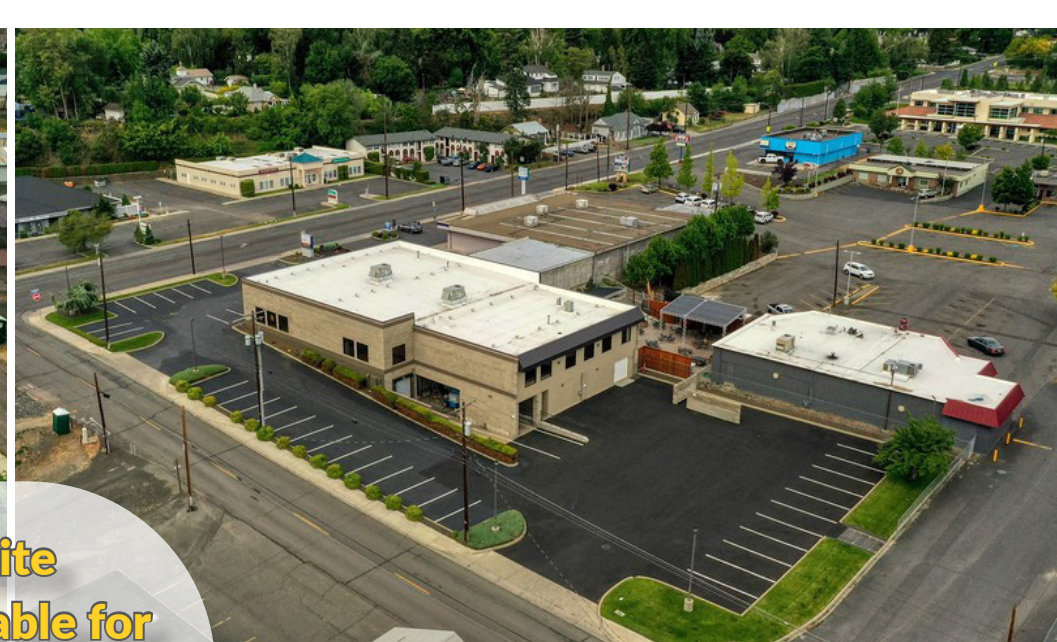
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12,919 ADT

W Lincoln Ave



13,008 ADT



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OFFICE / INDUSTRIAL SPACE OPPORTUNITY

2001 W. Lincoln Ave

Demographics

	1Mi	3Mi	5Mi
Est Pop 2020	19,081	82,226	124,054
Projected Pop 2025	19,481	84,141	126,755
Proj Ann Growth (20-25)	0.4%	0.5%	0.4%
Est Daytime Pop	11,295	44,594	60,635
2020 Average HHI	\$69,091	\$67,843	\$75,820
2020 Median HHI	\$51,215	\$50,974	\$55,122

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