

G.U. Area Restaurant/Retail



For Lease

Great Visibility 1217 N Hamilton, Spokane, WA

Located on Major Arterial (+/-35,000 Cars per day)

- Nearby neighbors include; Jack & Dan's, Wolffy's, Sushi Sakai, Pita Pit & Bruchi's

<u>DEMOGRAPHICS</u>	1 Mile	3 Mile	5 Mile
Daytime Population	29,112	176,057	268,335
Median Age	24	32	34
Median Household Income	\$22,461	\$32,500	\$38,196
Average Household Income	\$31,615	\$48,817	\$56,947



Byrd Real Estate Group L.L.C.
 PRODUCING PROPERTY SOLUTIONS
 1912 N. Division St., Suite 201
 Spokane WA 99207

Property Specifications:

Space Available: 2,120 +/- sf
 Building: 4,000 +/- sf
 Site: 23,075 +/- sf

Lease Rate:

\$3,200

Modified Gross

Available March 1, 2018

For more information:

Greg Byrd

509-326-8080

Cell 509-994-4345

greg@byrdrealestategroup.com

or

Sharon Reynolds

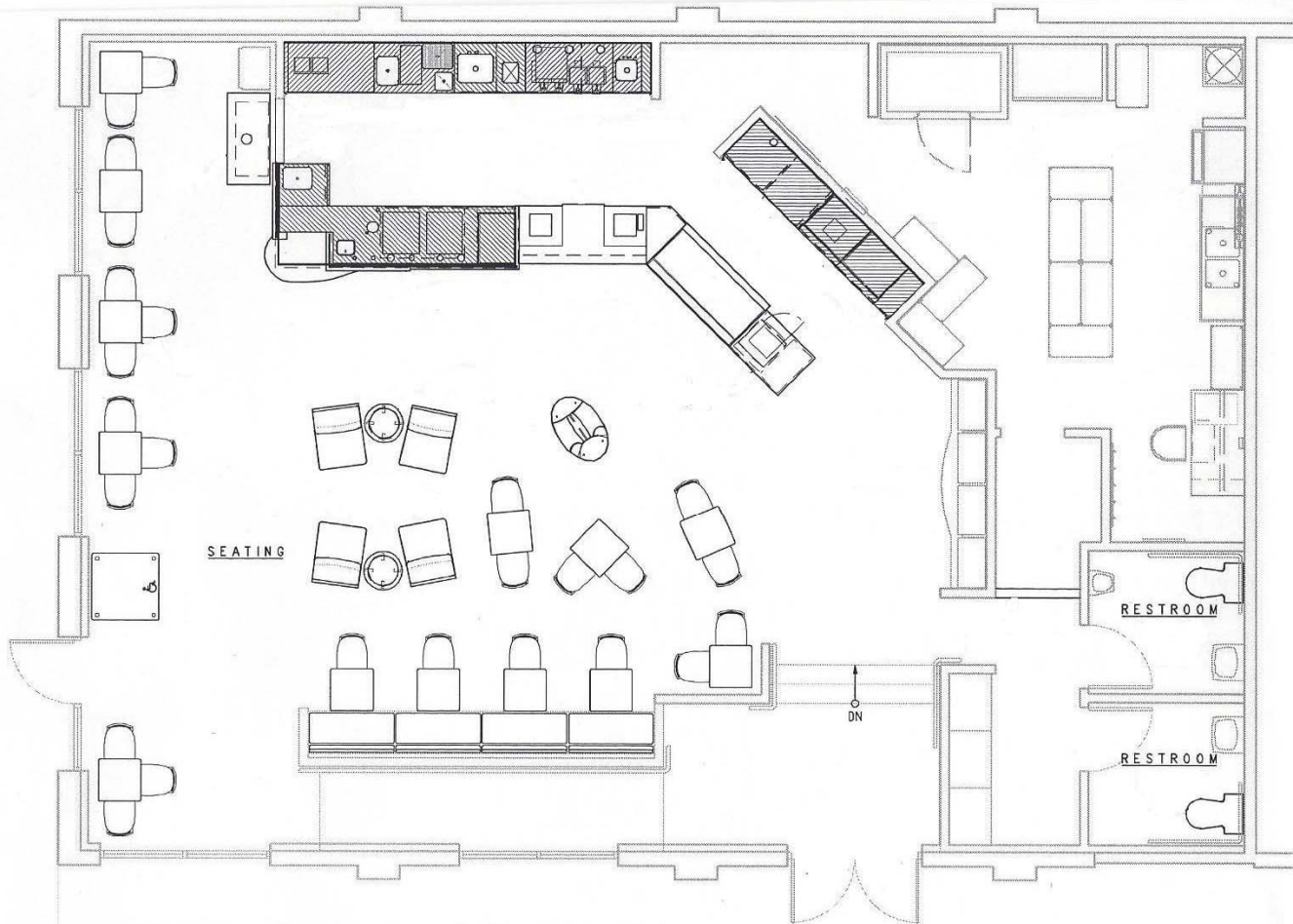
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CBA COMMERCIAL BROKERS ASSOCIATION



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1217 N Hamilton, Spokane WA - Floor Plan



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All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

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