

Cheney Plaza Pad Site

2694 1ST ST. PAD SITE, CHENEY, WA 99004

FOR LEASE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

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BARB PIELLI

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Executive Summary

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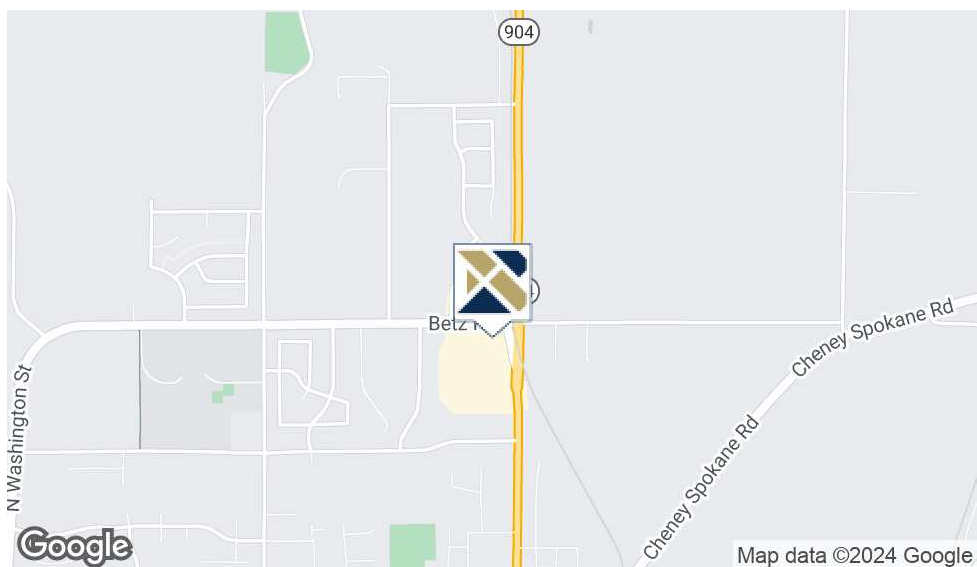
OFFERING SUMMARY

Lease Rate: Negotiable

Lot Size: 78,533 SF

Zoning: GC

Overview: Empty lot for ground lease or built to suit in Cheney's main shopping center



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.



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Site Plan

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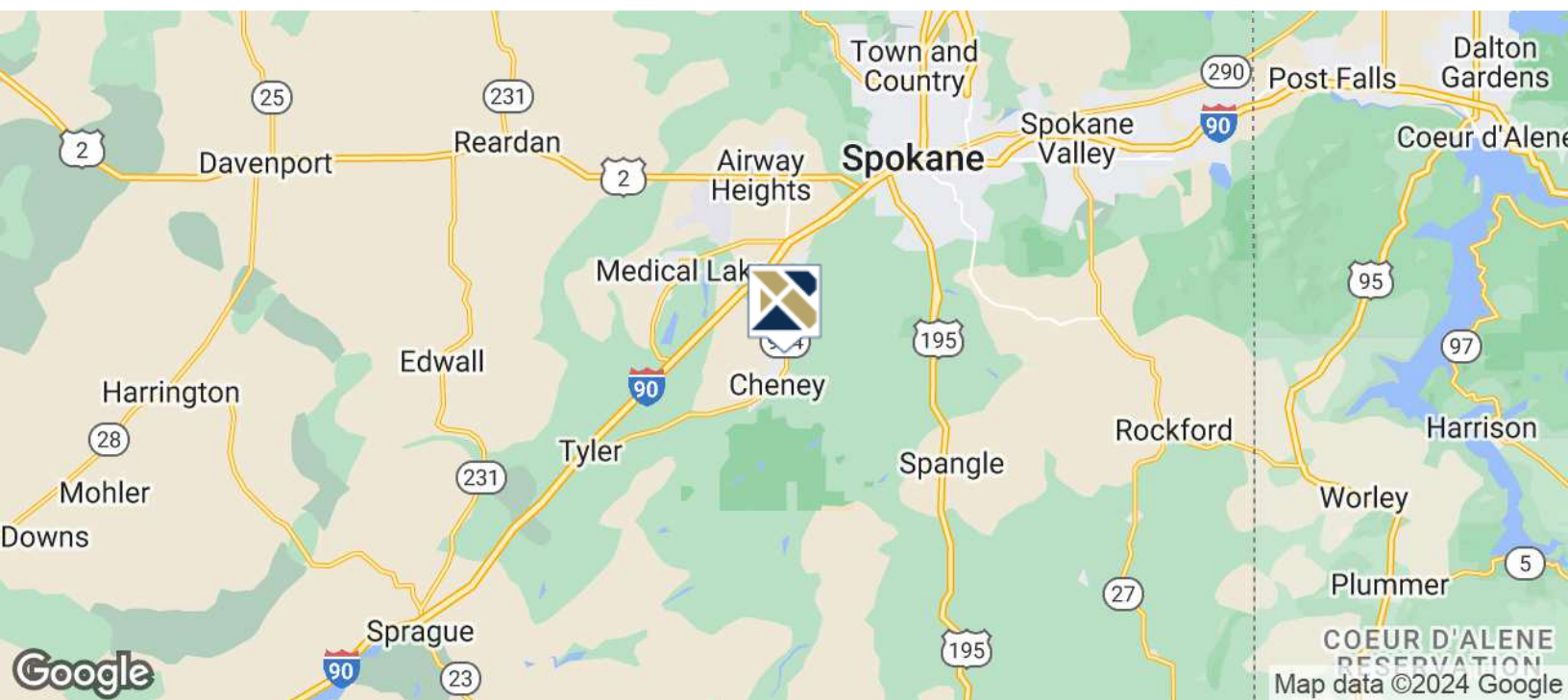
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Location Maps

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Retailer Map

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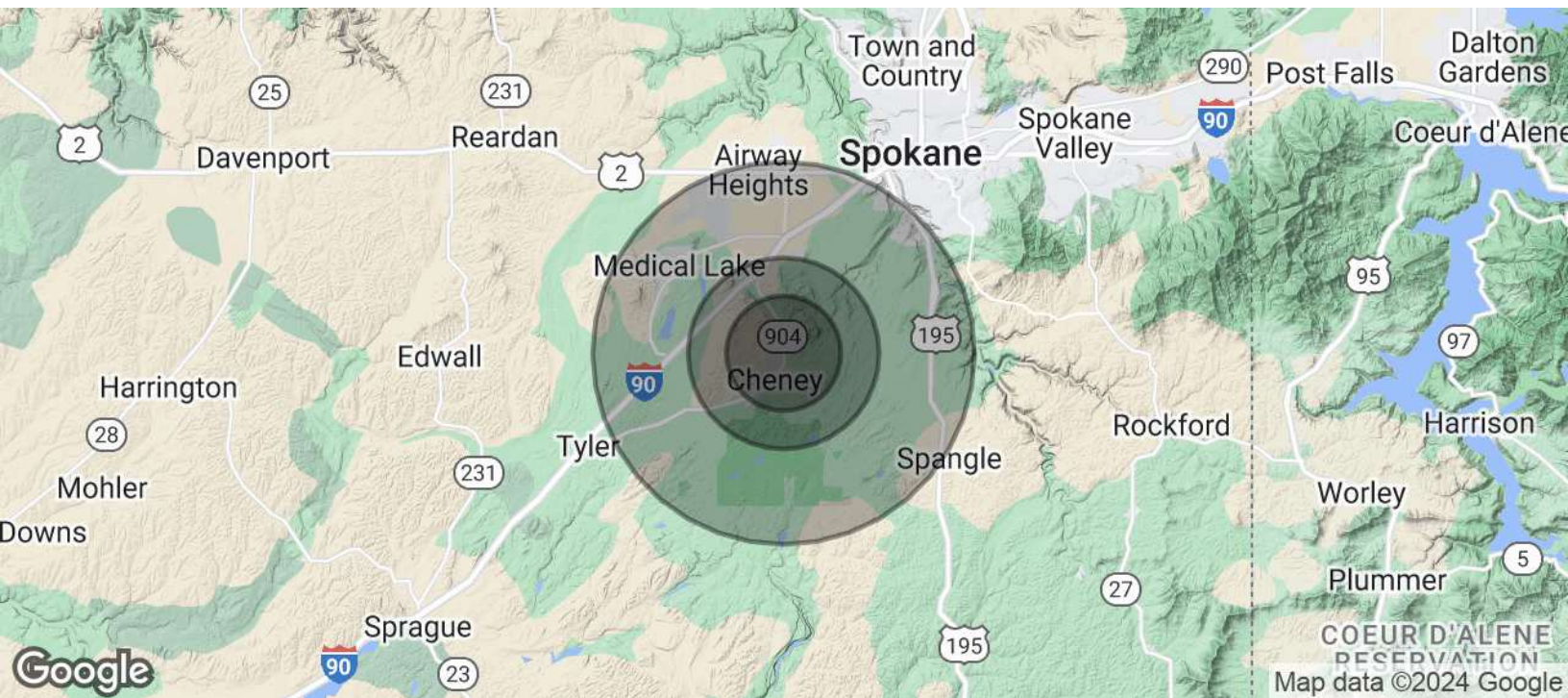
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Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,904	17,907	43,871
Average age	23.3	25.2	32.0
Average age (Male)	24.5	26.2	32.2
Average age (Female)	22.9	24.9	31.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	4,322	6,326	14,567
# of persons per HH	3.0	2.8	3.0
Average HH income	\$44,467	\$50,963	\$60,305
Average house value	\$223,177	\$231,139	\$267,180

* Demographic data derived from 2020 ACS - US Census