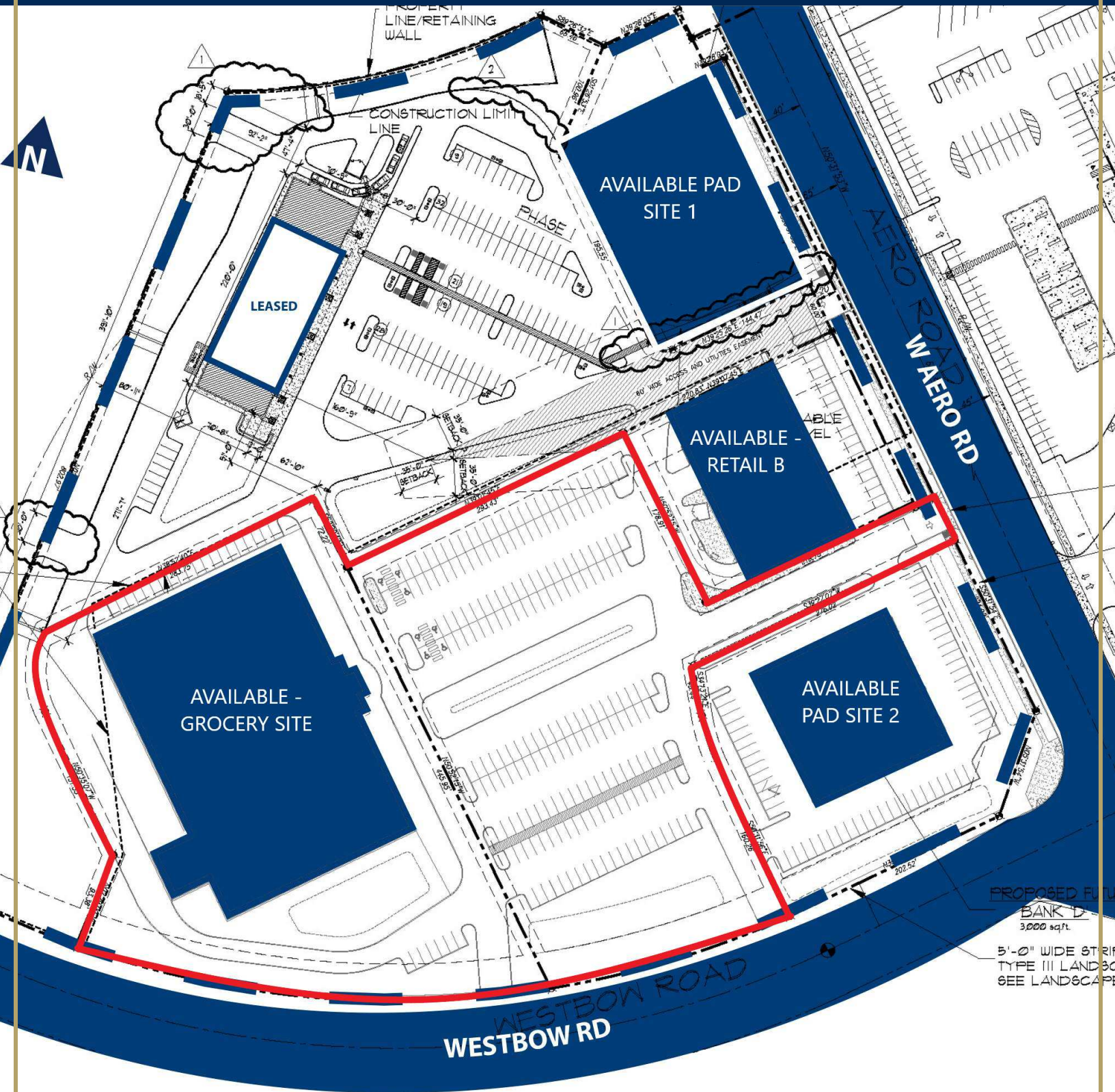


Fairways Plaza Grocery Store Site

10509 W. AERO RD, SPOKANE, WA 99224

FOR LEASE



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Executive Summary

10509 W. AERO RD, SPOKANE, WA 99224

FOR LEASE



OFFERING SUMMARY

Available SF: 20,000 - 62,000 SF

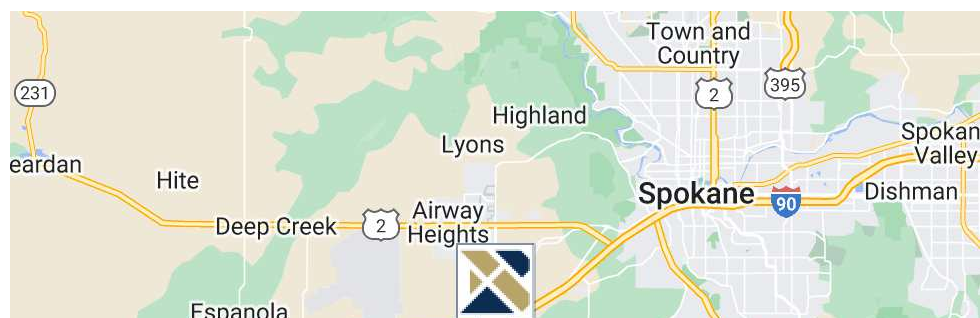
Total Size: 6.5 Acres

Parcels: 24072.9096, .9097

Zoning: RC - Regional Commercial

PROPERTY OVERVIEW

- Two parcels available as sites for future grocery store and coinciding parking lot.
- Conveniently located next to I-90 in rapidly growing West Plains area. Neighboring nearby apartments, McDonalds, Starbucks, and Anytime Fitness. Just south of the new 2.5 million square foot Amazon Distribution Center Warehouse.
- 6.5 total acres! Located Spokane near Cheney off Aero Rd. and W. Westbow Rd.



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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Parcel Map

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Retailer Map

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Location Map

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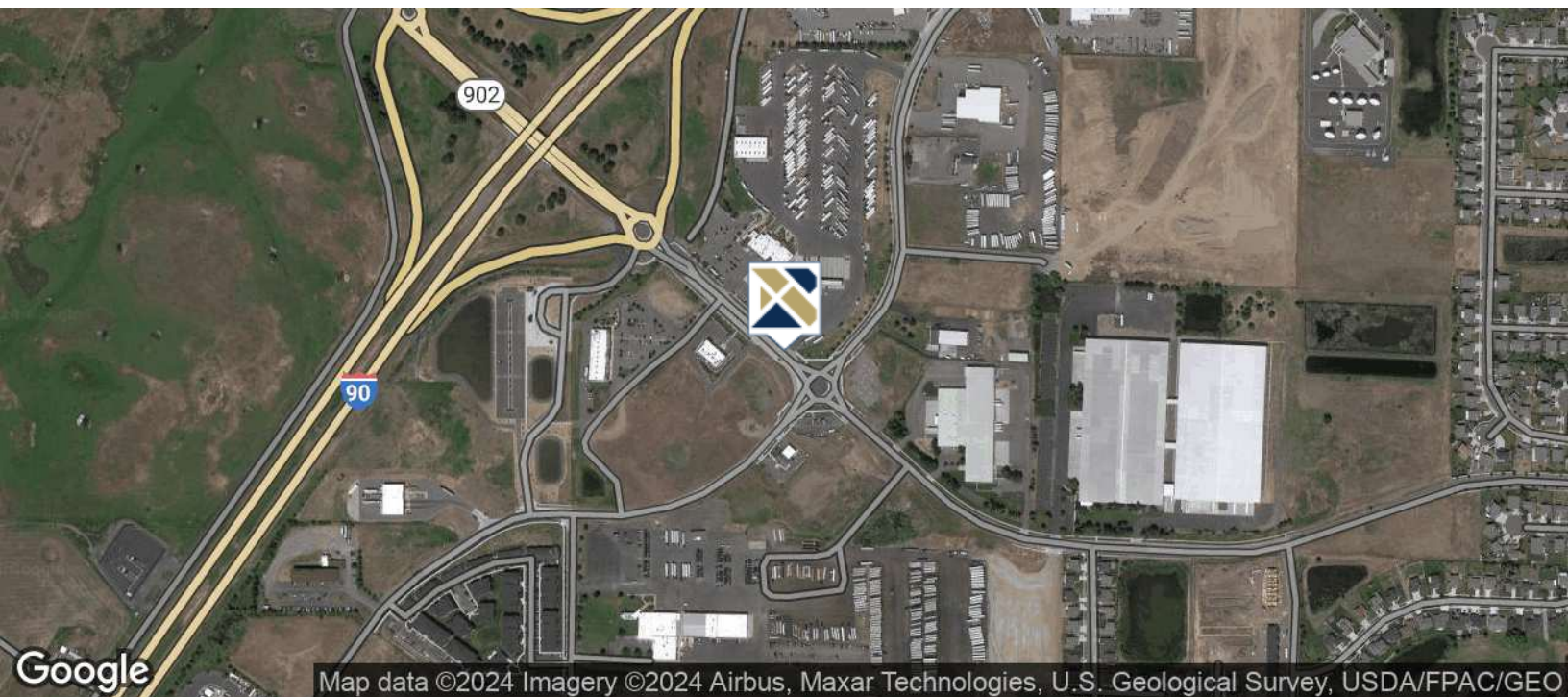
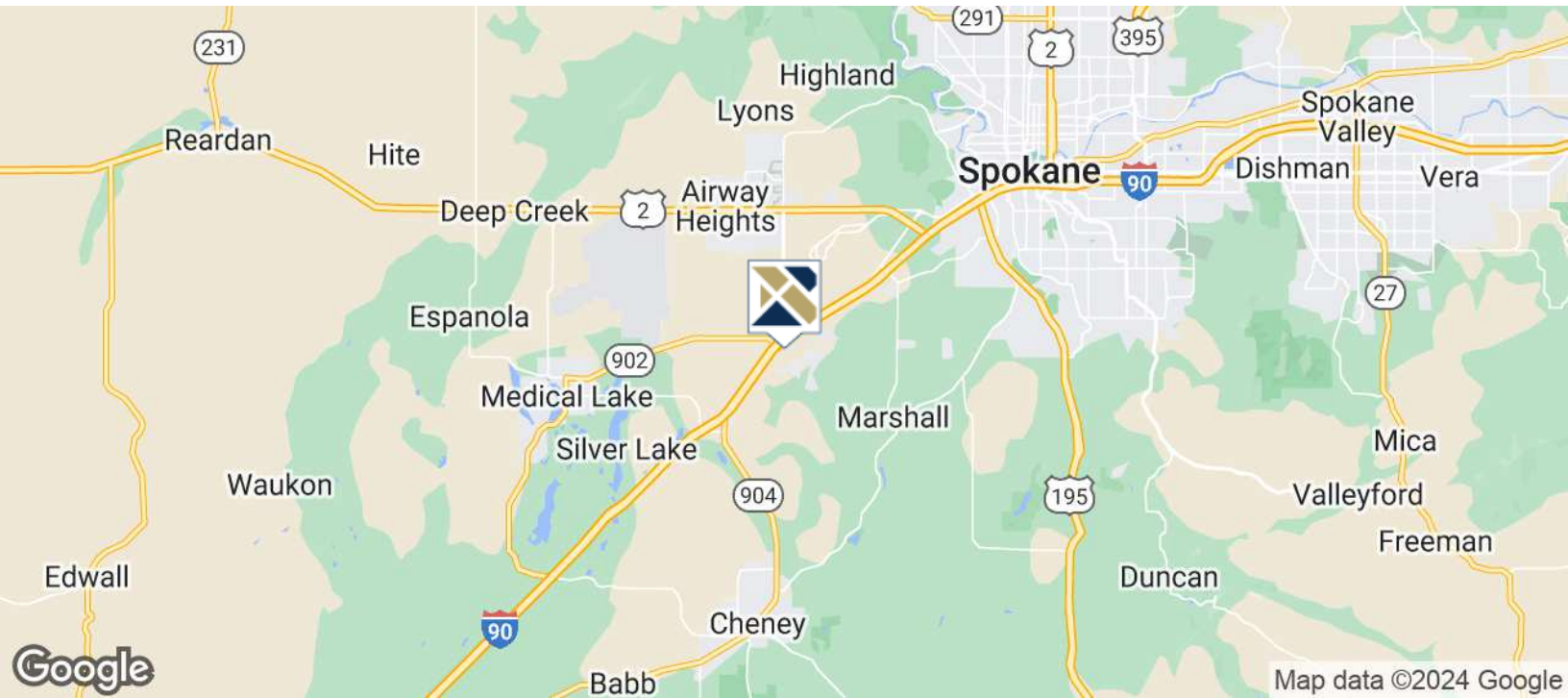
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Location Maps

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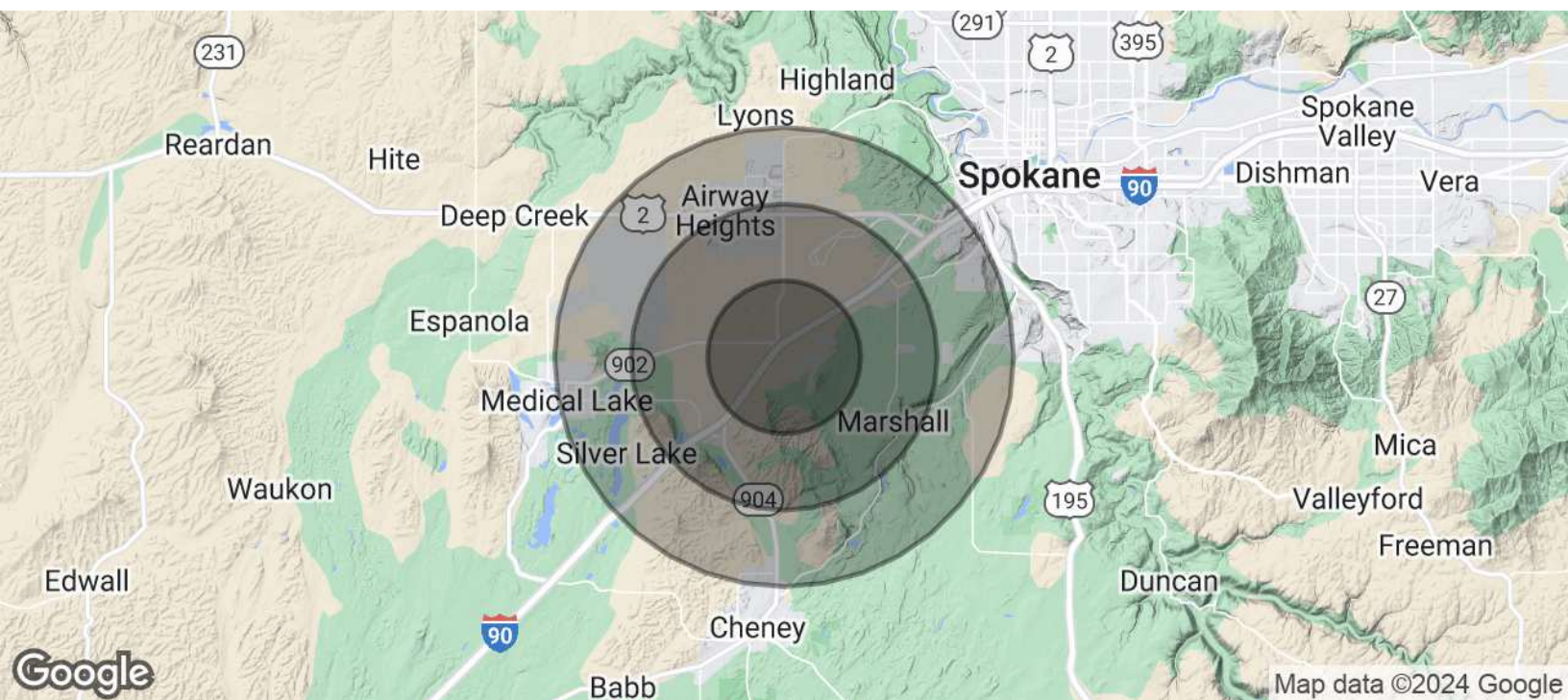
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Demographics Map & Report

10509 W. AERO RD, SPOKANE, WA 99224



POPULATION	2 MILES	4 MILES	6 MILES
Total Population	1,016	6,886	21,219
Average age	38.8	37.2	34.6
Average age (Male)	38.9	37.8	35.3
Average age (Female)	38.0	35.2	33.0
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total households	370	2,171	6,492
# of persons per HH	2.7	3.2	3.3
Average HH income	\$67,329	\$62,760	\$60,607
Average house value	\$356,057	\$354,919	\$318,403

* Demographic data derived from 2020 ACS - US Census