



COMMERCIAL LAND - I-90 AND GROVE ROAD

3623 S. GEIGER BOULEVARD | SPOKANE, WA 99223

Also Available

Guy D. Byrd

1.51 Acres



Executive Summary

PROPERTY SUMMARY

SALE PRICE: \$394,656 OR \$6.00/SF

LOT SIZE: 65,776 SF OR 1.51 Acres

APN #: 25331.9049

ZONING: Regional Commercial

MARKET: West Spokane



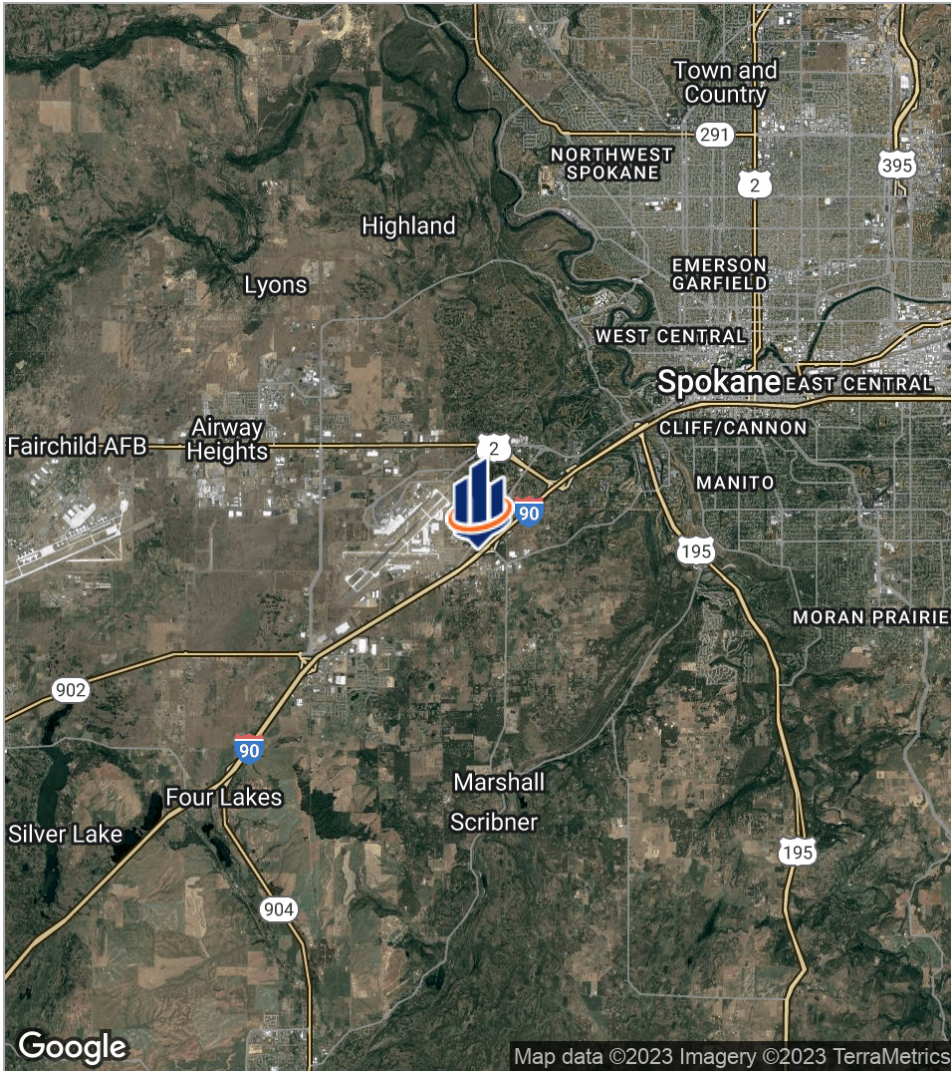
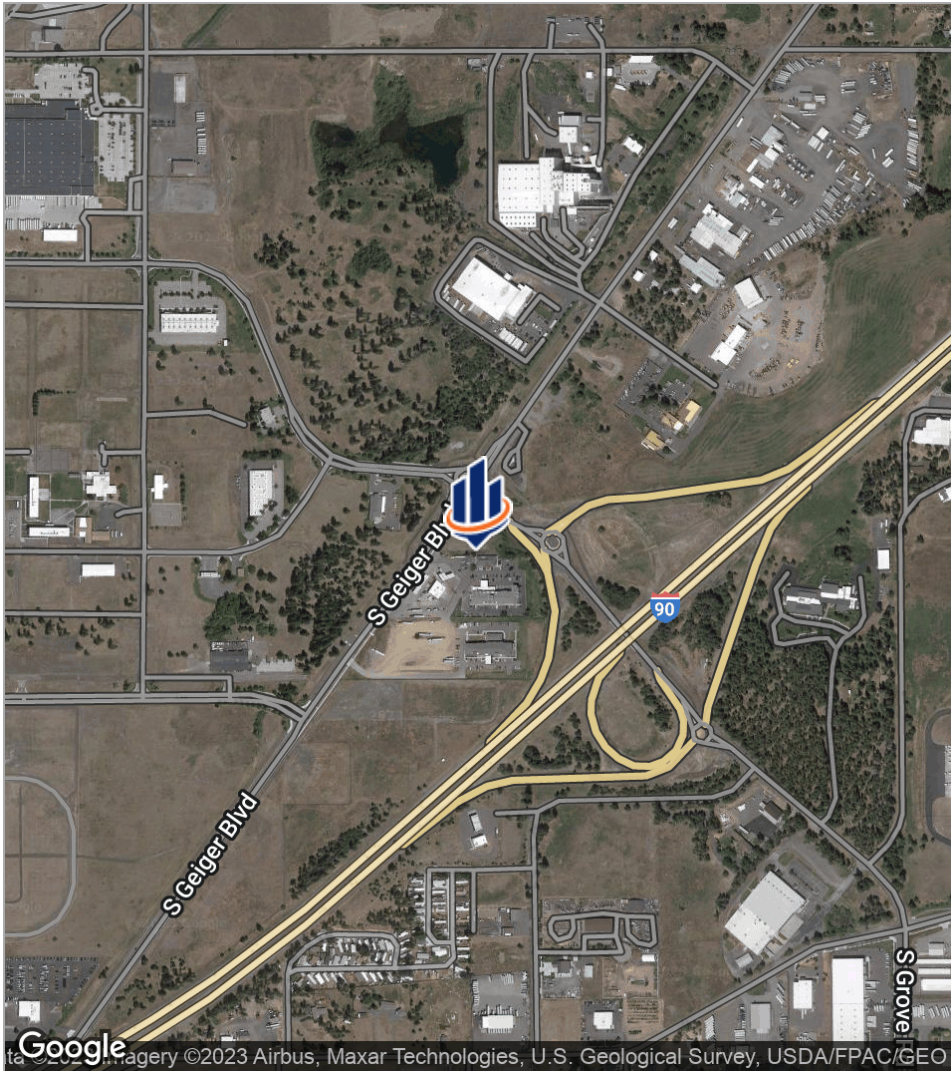
PROPERTY HIGHLIGHTS

- I-90 Commercial Land, Corner Parcel on Grove Road
- I-90 and Geiger Boulevard
- Freeway Exposure on Freeway Interchange
- Adjacent to restaurants, hotels and truck stop
- Close to many large West Plains employers

Additional Photos



Location Maps



Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	521	25,881	288,356
Population Density	166	330	918
Median Age	37.5	37.6	36.2
Median Age (Male)	39.3	36.9	34.9
Median Age (Female)	35.1	37.3	37.1
Total Households	205	11,360	119,417
# of Persons Per HH	2.5	2.3	2.4
Average HH Income	\$59,551	\$54,067	\$57,373
Average House Value		\$225,164	\$213,245

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1



Guy D. Byrd

Designated Broker

SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

Memberships & Affiliations

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

WA #17968

ID #DB35767

Phone: 509.953.5109

Fax: 509.321.2001

Cell: 509.953.5109

Email: guy.byrd@svn.com

Address: 1311 N. Washington Street
Suite D
Spokane, WA 99201