

**Available Space**

**5,661 sf**  
Available Immediately

**ADDRESS**

3801 W. Clearwater Ave  
Kennewick, WA

**TRAFFIC COUNTS**

2005 - 21,050 cpd

**DEMOGRAPHICS**

**Population**

68,816 = 3 mile  
137,076 = 5 miles  
205,503 = 10 miles

**Median Income**

\$47,114 = 3 mile  
\$51,723 = 5 miles  
\$54,305 = 10 miles

**Pricing**

Sale Price: \$550,000  
Lease Price: \$10/NNN

**For Additional Info  
Please Contact:**

**Brian Engelking**

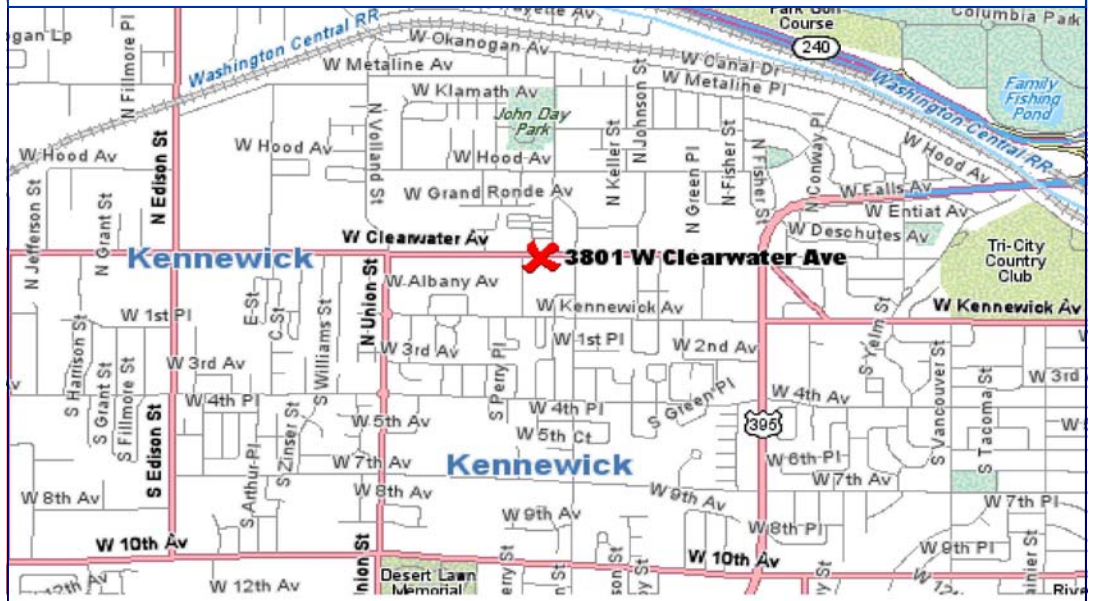
**253-853-2840 (office)**



Former Schuck's  
Kennewick, WA

**Property Highlights**

- ◆ Ample Parking
- ◆ Free Standing
- ◆ Tilt up construction
- ◆ No interior posts
- ◆ Fronts to high traffic West Clearwater
- ◆ Property is zoned CC - Community Commercial



[www.rainiercommercial.com](http://www.rainiercommercial.com)



Disclaimer: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.