

AVAILABLE SPACE

5,066 SF
Available Immediately

ADDRESS

410 N. Wilbur
Walla Walla, WA 99362

TRAFFIC COUNTS

10,529 ADT

DEMOGRAPHICS

POPULATION
31,267 = 3 mile
45,115 = 5 miles
54,305 = 10 miles

MEDIAN INCOME
\$42,366 = 3 mile
\$43,161 = 5 miles
\$43,758 = 10 miles

PRICING

For Lease:
\$12.00 SF/NNN
For Sale:
\$749,000

**For Additional Info
Please Contact:**

Brian Engelking

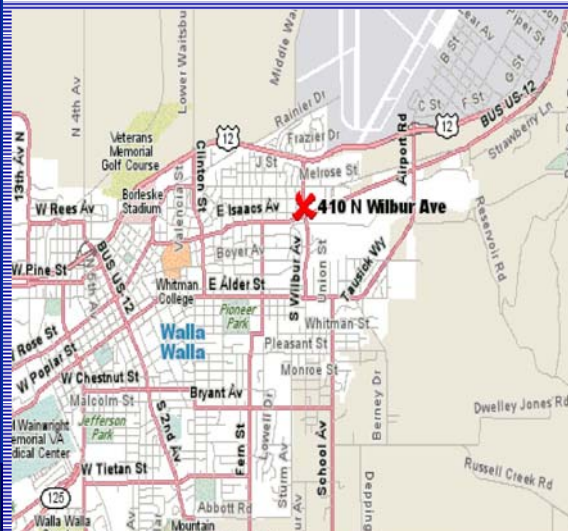
**253-853-2840 (office)
253-973-2324 (cell)**



Former Schuck's
Walla Walla, WA

Property Highlights

- ◆ Great location on hard corner of busy, signalized intersection
- ◆ Ample off street lighted parking
- ◆ High visibility pole signage
- ◆ Zoned CH - Hwy Commercial, allowing for a wide range of business uses
- ◆ Surrounded by major tenants including: Albertson's, ACE Hardware, Rite Aid, Wendy's, McDonald's, Banner Bank and Jo-Ann Fabrics



FOR LEASE OR SALE



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