



8101 W Grandridge Blvd, Suite 120-A

Kennewick, WA
MLS #273451

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com



The building is conveniently located in the Tri-Cities core business district with easy access to professional services, shopping, restaurants, and neighborhood services.

FOR LEASE \$28.00 + \$4.77 NNN

Suite 120-A ±1,611RSF

ADDRESS

8101 W Grandridge Blvd, Suite 120-A
Kennewick, WA 99336-5329

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

CR-L (Commercial Regional)

UTILITIES

Power: Benton PUD
 Water: City of Kennewick
 Sewer: City of Kennewick





TAX PARCEL

131994013034011

BUILDING INFORMATION

Owner: GR 1, LLC
 Year Built: 2019
 Total Building SF: 19,600

Demographics (Kennewick)

	Grandridge Blvd	ADT ±6,900
	Retail Sales per capita	\$23,392
	Population (as of April 1, 2020)	±84,000
	Median Household income	\$64,053

LINKS

Municipal
<https://www.go2kennewick.com/>
<https://www.co.benton.wa.us/>

Economic Development
<https://portofbenton.com/>
<https://www.tridec.org/>

AERIAL VIEW



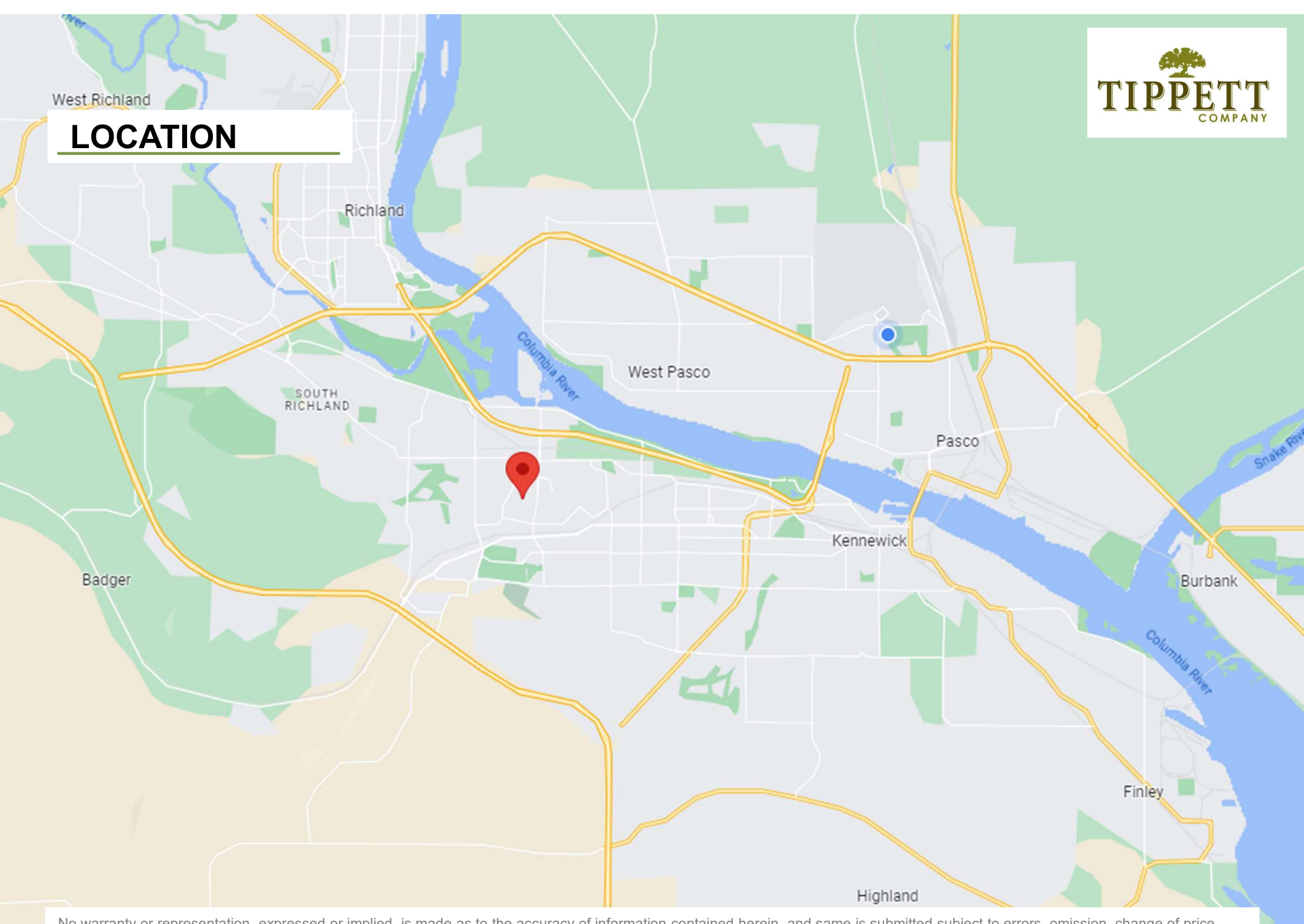
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

AREA BUSINESSES



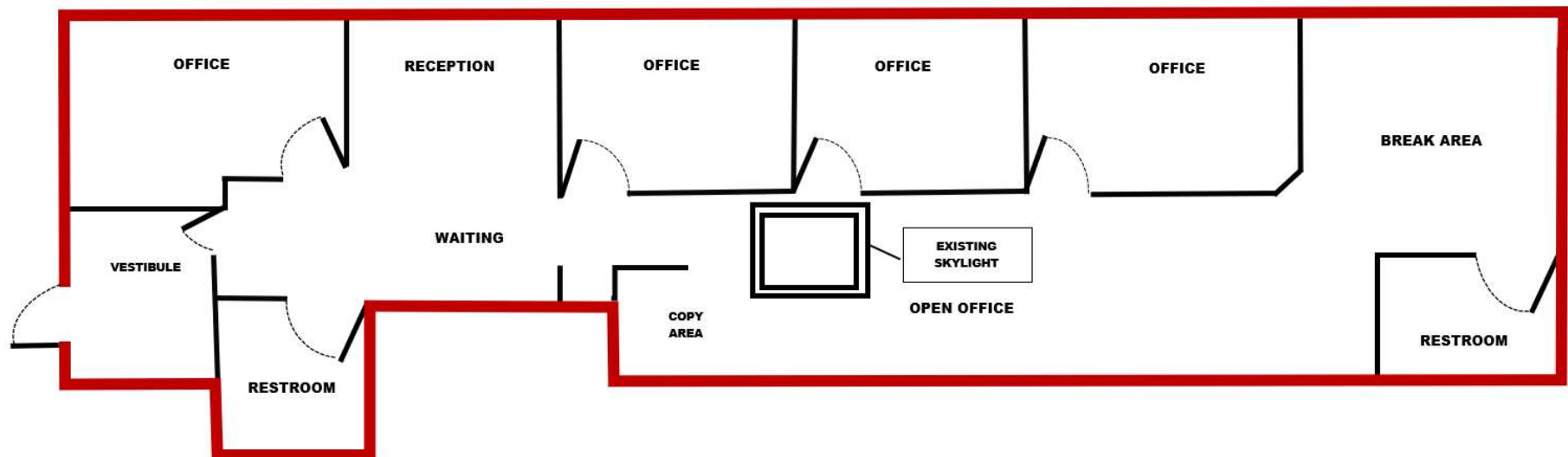
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

LOCATION



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

FLOOR PLAN



PHOTOS



on contained herein, and same is submitted subject to errors, omission, change of price,
responsible for independently verifying all presented information.