



Commercial Lot Ready for Development

8516 W Gage Blvd, Kennewick, WA 99336-8120
MLS 268821

Contact

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SUMMARY

Commercial lot ready for development located in the Tri-Cities Central Business & Retail District.

Nearby business types include Costco, Columbia Center Mall, iPlay, Olive Garden, At Home, Wingstop, Ranch & Home.

PRICE

\$660,000 | \$12.98/SF

1.17 Acres
50,865 SF

ADDRESS

8516 W Gage Blvd, Richland, WA 99352

CONTACT

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

ZONING

CG – Commercial General

UTILITIES

Power, Water & Septic available
(See Utilities Map below)

TAX PARCEL

130993BP5184002
(See Site Plan below)

LINKS

Municipal

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

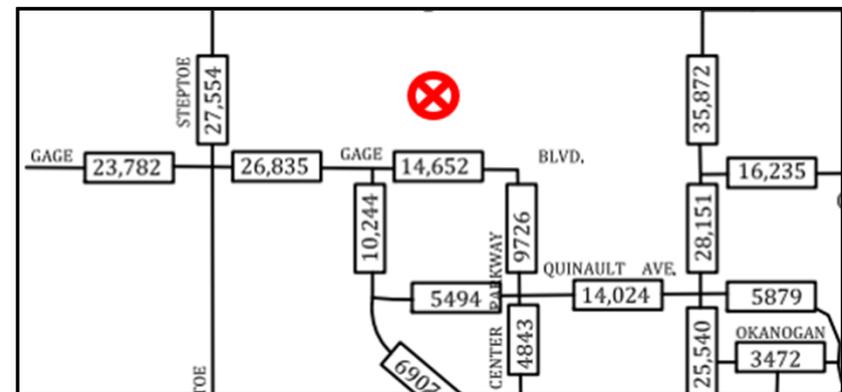
Economic Development

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

DEMOGRAPHICS

Workforce	City	County
Population	85,540	210,209
Population Density	3,096.5	123.6
Percent Male	50.0%	50.0%
Percent Female	50.0%	50.0%
Median Age	36.8	38.8
People per Household	2.7	2.7
Median Household Income	\$62,983	\$72,708
Average Income per Capita	\$28,991	\$34,222

TRAFFIC COUNTS

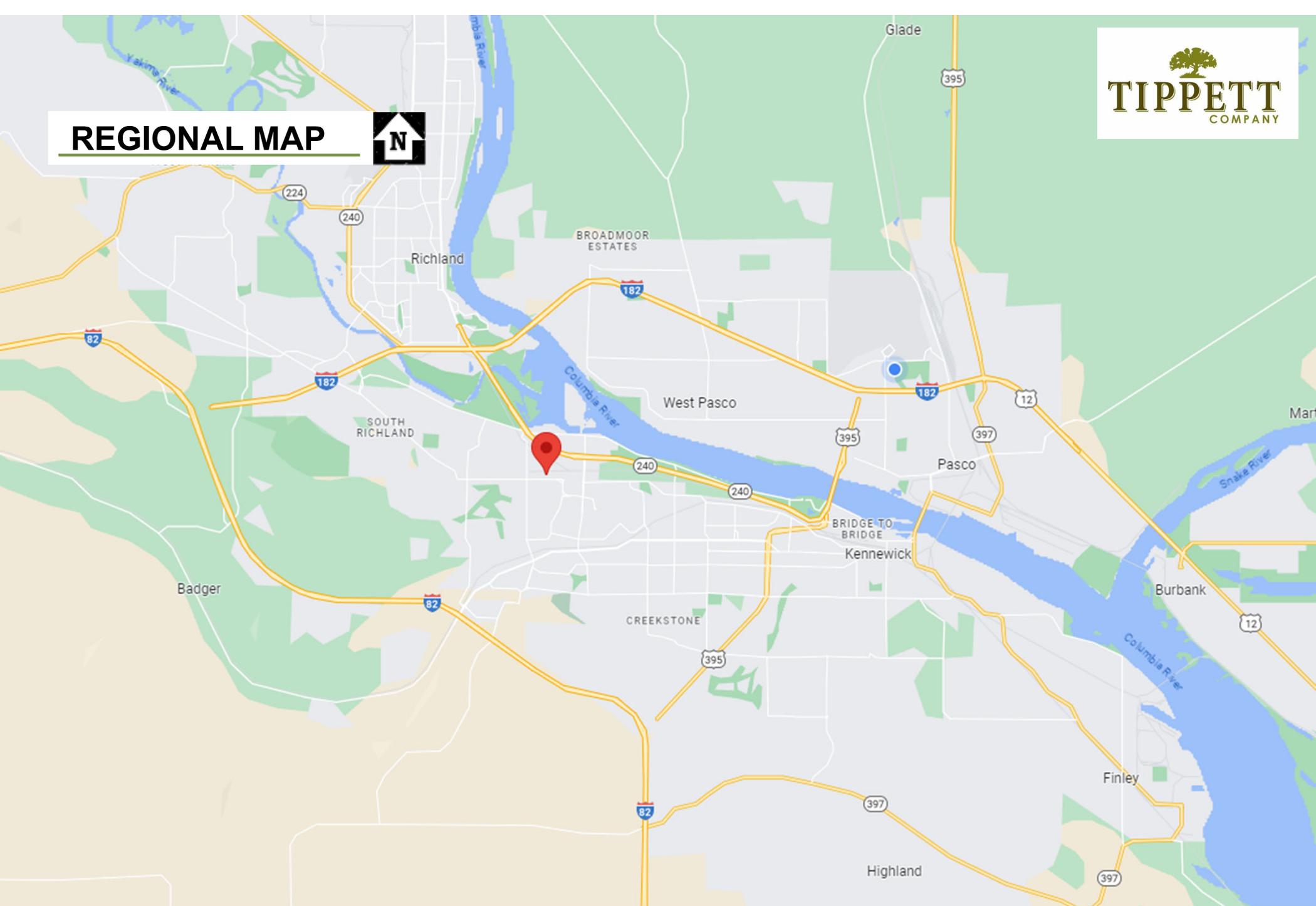


AREA LOCATION MAP



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.

REGIONAL MAP



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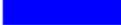
UTILITIES MAP



8516 W GAGE BLVD
Tax# 1-3099-3BP-5184-002

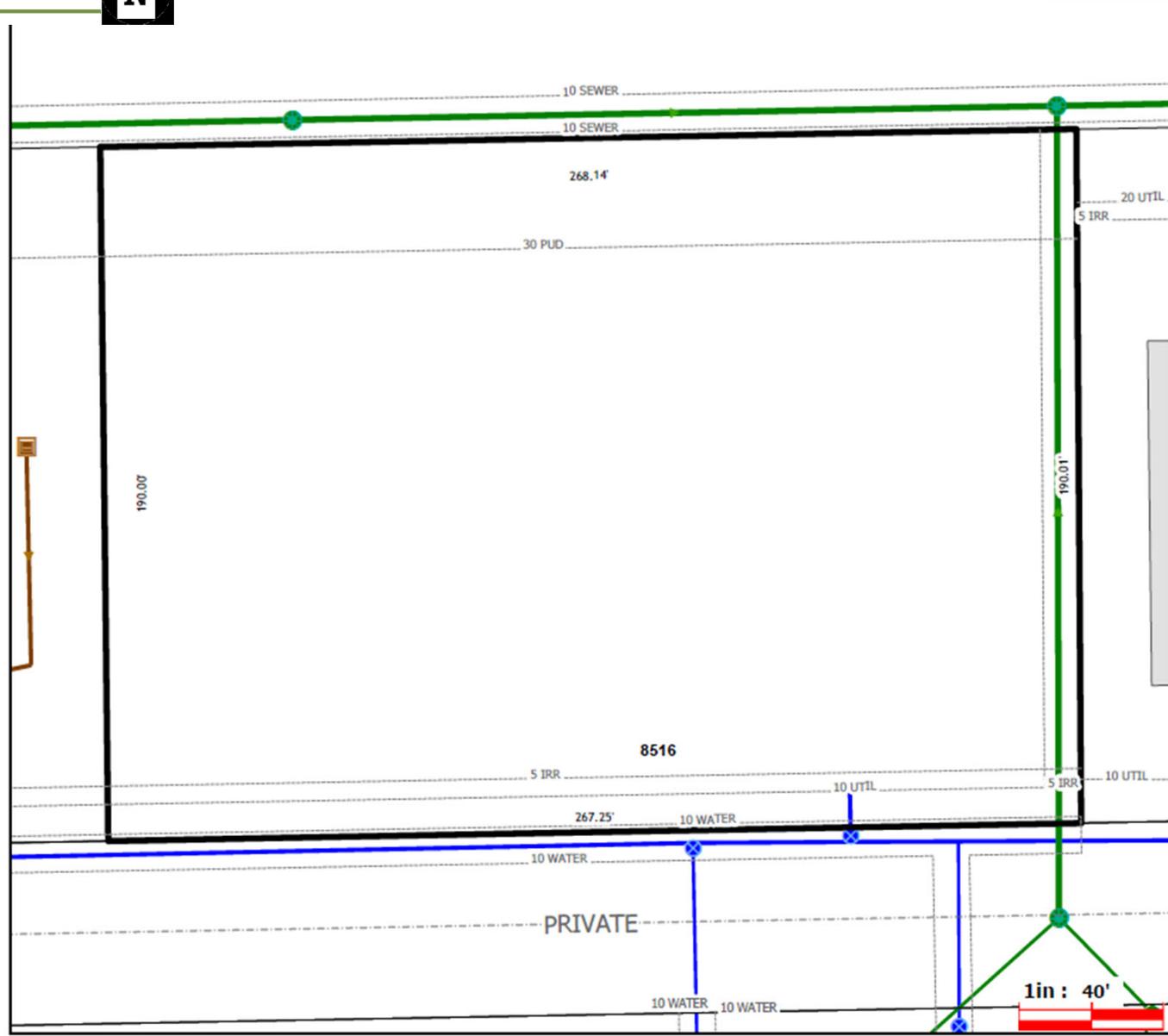
Notes

LEGEND

-  Parcel Boundary
-  Easement
-  Building Footprint
-  Sewer
-  Storm
-  Water

Disclaimer

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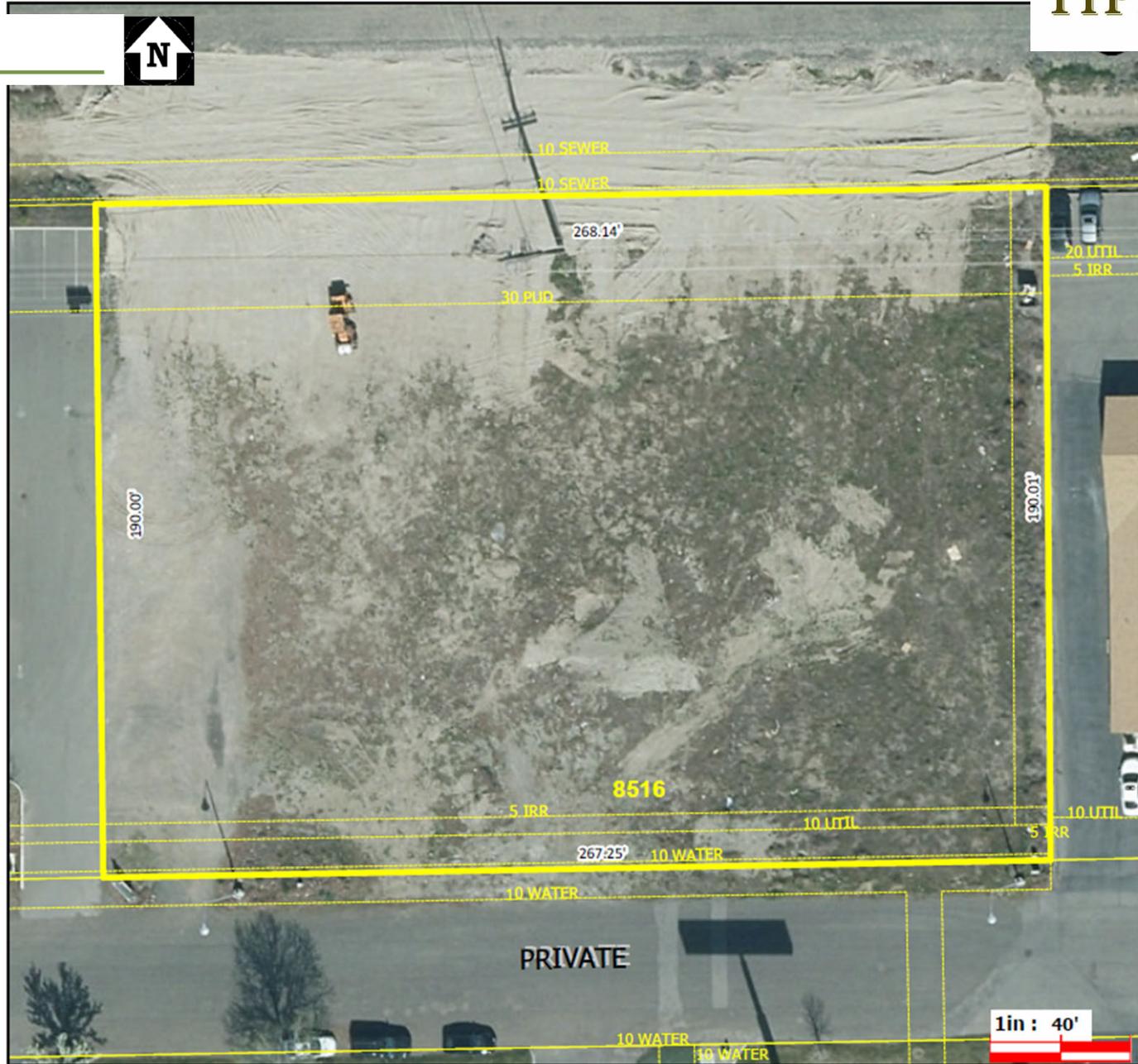


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SITE PLAN



8516 W GAGE BLVD
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LEGEND

	Parcel Boundary
	Easement

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