



## Commercial Lot Ready for Development

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

Contact

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Kirt Shaffer | 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

## **SUMMARY**

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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**

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1.17 Acres  
50,865 SF

## **ADDRESS**

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8516 W. Gage Blvd., Richland, WA 99352

## **CONTACT**

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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.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

## LINKS

Municipal

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

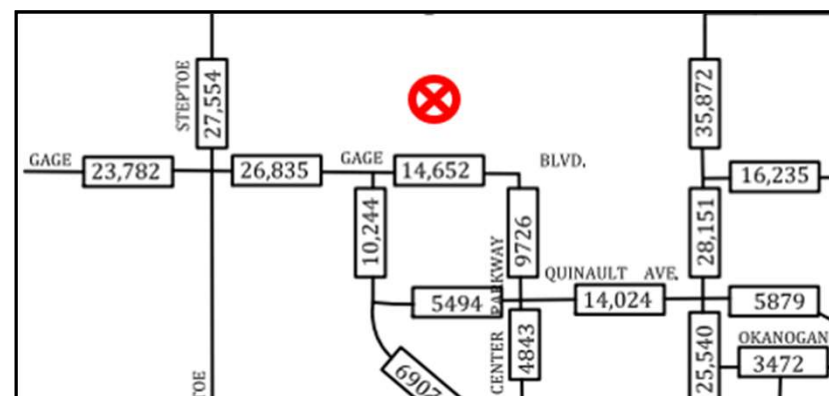
Economic Development

<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





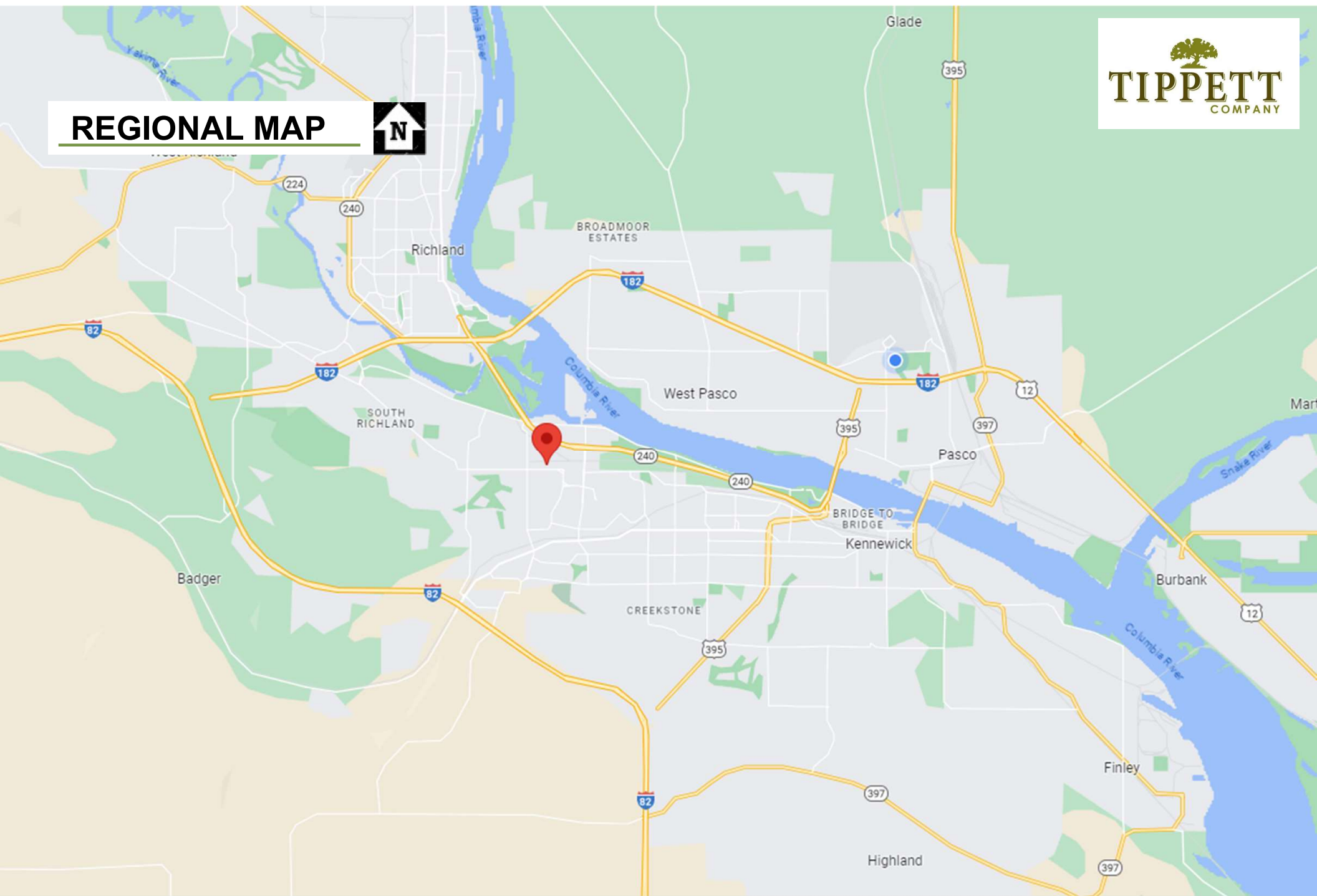
# AREA LOCATION MAP



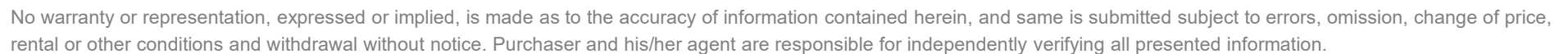
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## REGIONAL MAP



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# SITE PLAN



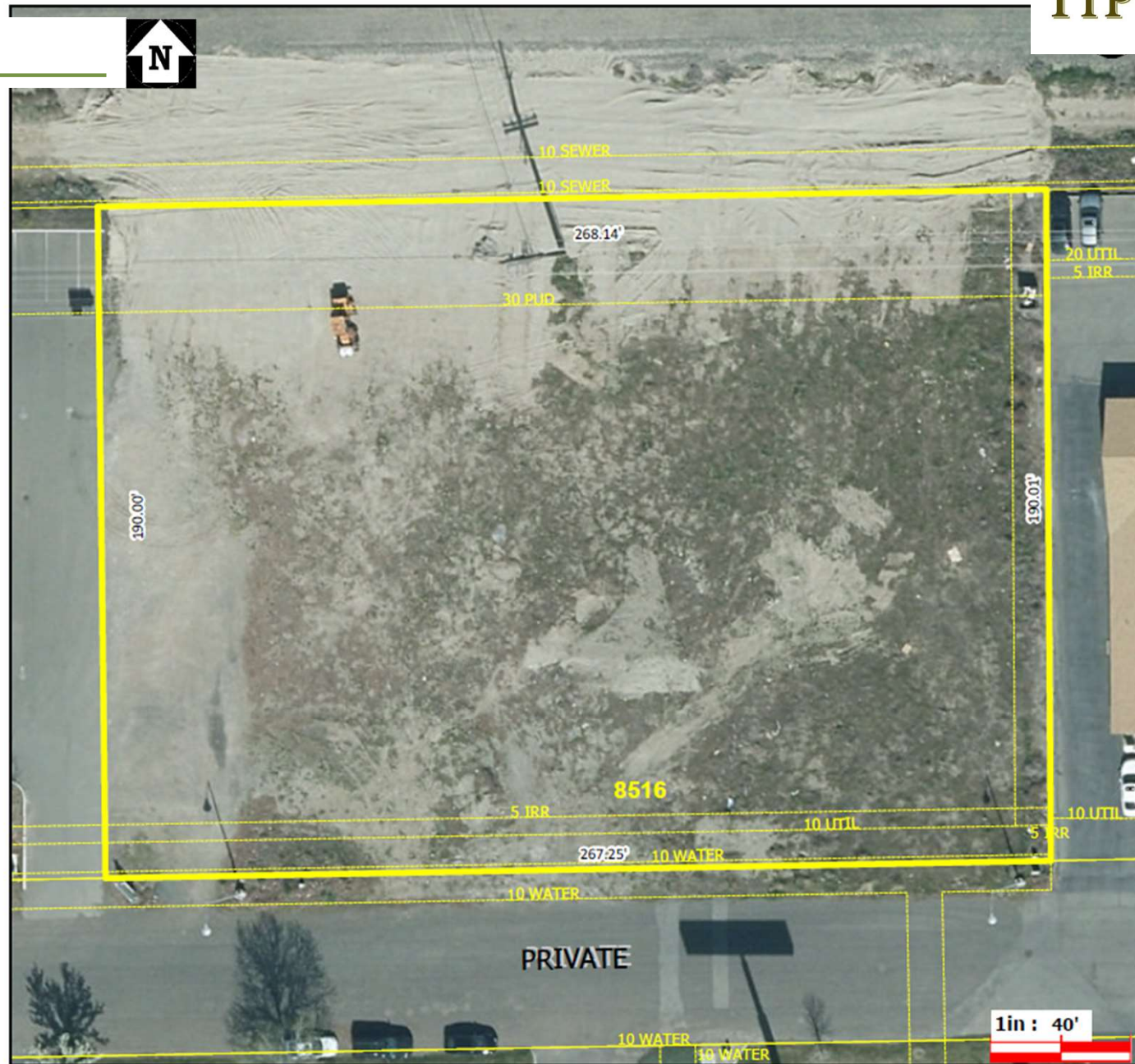
8516 W GAGE BLVD  
Tax# 1-3099-3BP-5184-002

## LEGEND

<span style="color: yellow;">———</span>	Parcel Boundary
<span style="color: yellow;">- - - - -</span>	Easement

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