



8601 W. Clearwater Ave.

Suite B – Benton County, WA
MLS #284354

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This space is located along and faces a main traffic arterial.

The building is amongst a cluster of other buildings housing office and retail service tenants with easy traffic access.

The space is currently built out with some office and some back-room type space.

Turn-key ready to for the right tenant.

Or can be modified to fit another tenant's needs.

PRICE

\$24.00/SF + NNN

Suite B 2,360 RSF
Estimated 2025 NNN = \$5.00/PSF

ADDRESS

8601 W. Clearwater Ave.
Suite B
Kennewick, WA 99336

TAX PARCEL

106892012960001

CONTACT

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

ZONING

CC

UTILITIES

Power: Benton PUD

Water: City of Kennewick

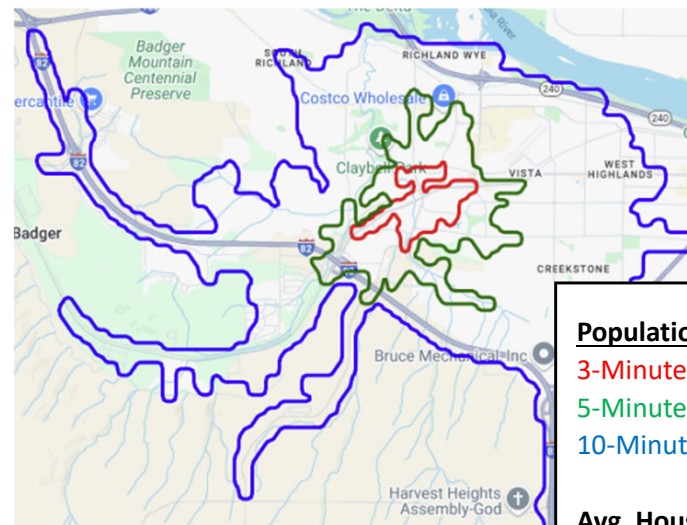
Sewer: City of Kennewick

Internet: Multiple Providers

TRAFFIC COUNTS (CBA)

Average Daily Traffic – 14,571

DEMOGRAPHICS (CBA)



Population

3-Minutes	2,872
5-Minutes	9,416
10-Minutes	51,796

Avg. Household Income

3-Minutes	\$95,828.83
5-Minutes	\$93,037.42
10-Minutes	\$75,486.07

LINKS (Delete one below and move if needed then delete this note)

Municipal

<https://www.go2kennewick.com/>

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

Economic Development

<https://portofbenton.com/>

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

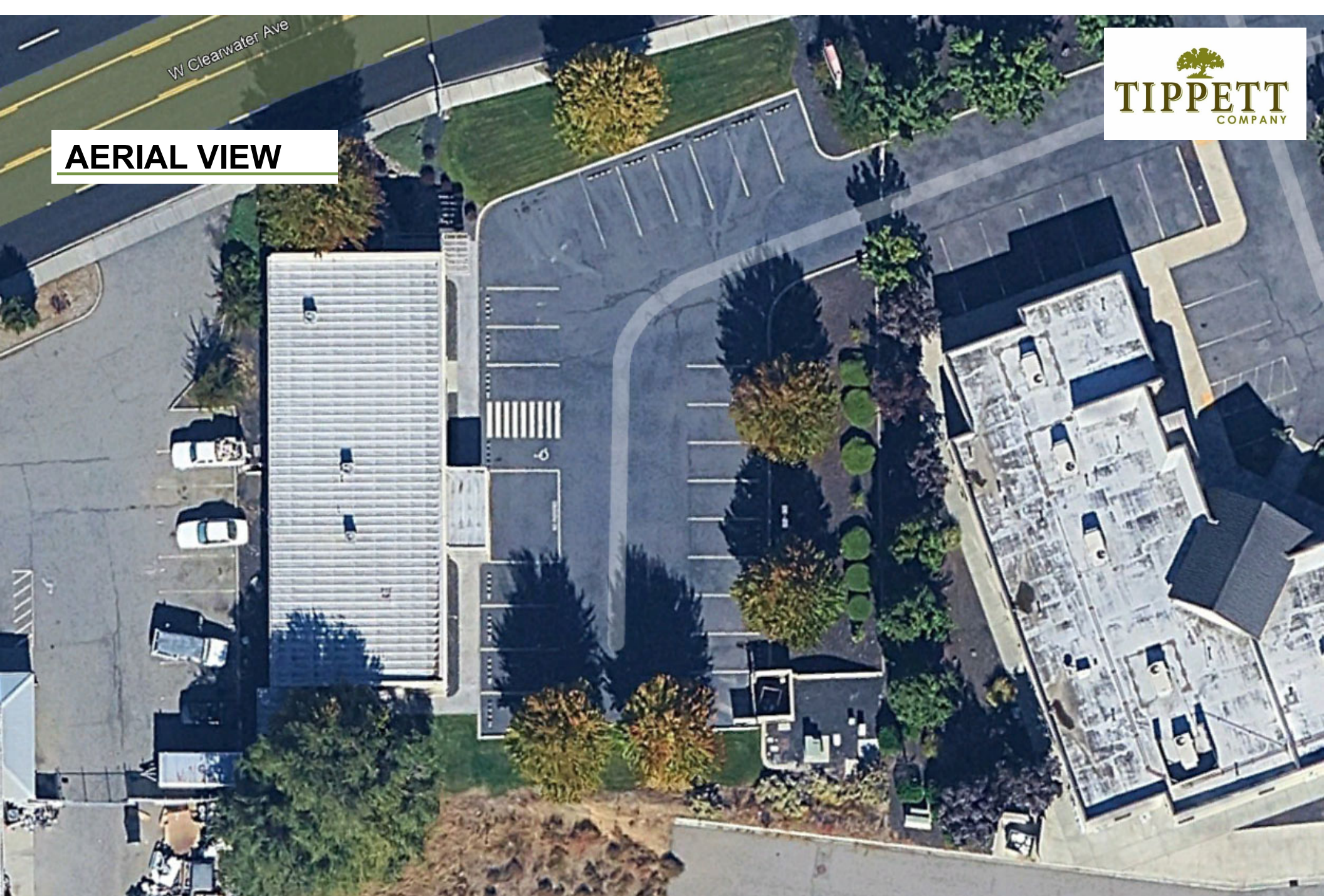
LOCATION MAP



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.

W Clearwater Ave

AERIAL VIEW



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AREA BUSINESSES

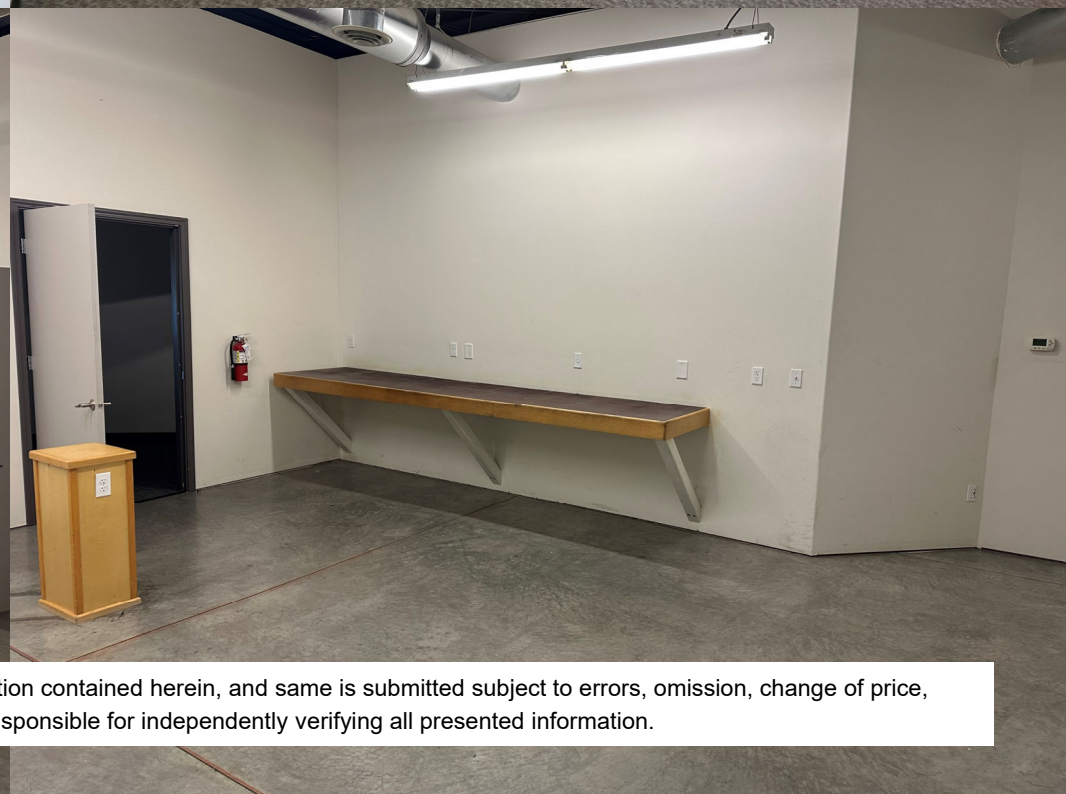
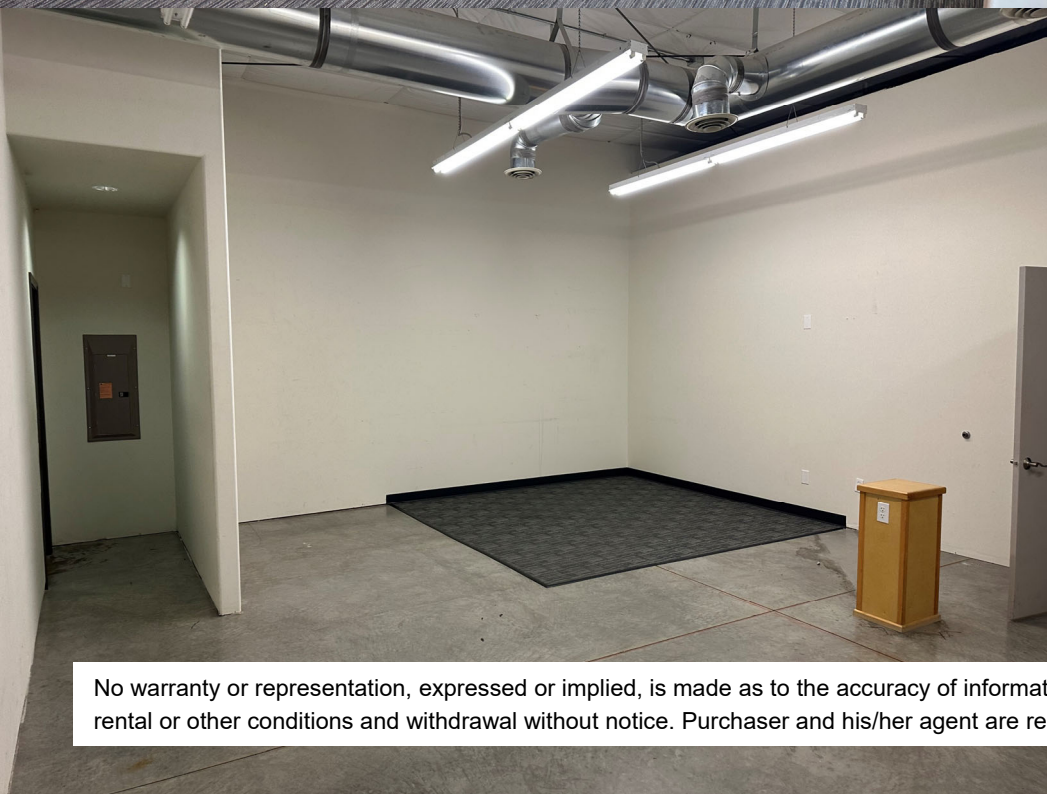


PHOTOS (Interior)



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PHOTOS (Interior)



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