

FOR LEASE

Lincoln Heights Village Suite 3C

2727 S. MT. VERNON ST. SUITE 3C, SPOKANE, WA 99223



WINDERMERE MANITO COMMERCIAL
WINDERMERE/MANITO LLC

2829 S. Grand Blvd, Spokane, WA 99203
509.747.1051
WindermereCommercial.net

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Executive Summary

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OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	55,763 SF
Available SF:	2,182 SF
Lot Size:	72,619 SF
Year Built:	1972
Renovated:	1992
Zoning:	CC2-DC
Market:	South Hill



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.



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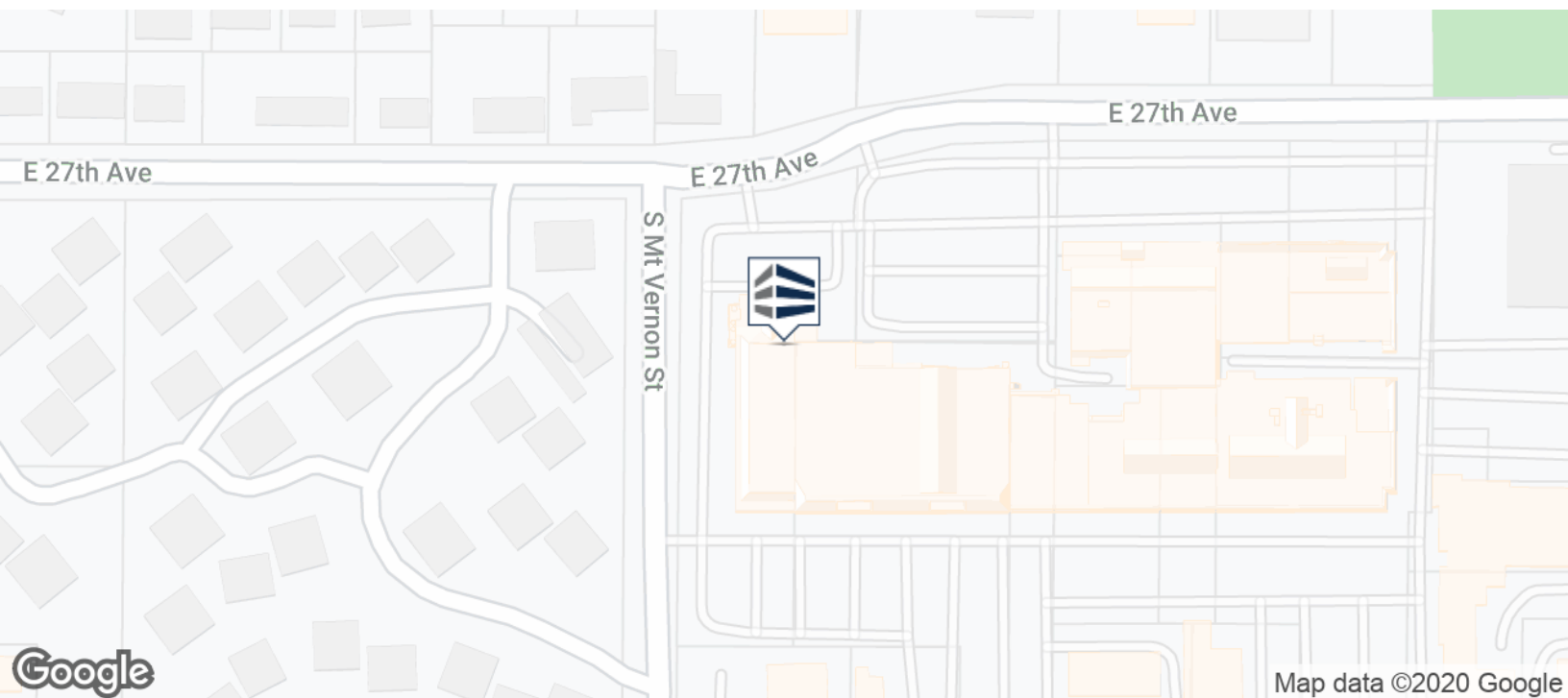
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Location Maps

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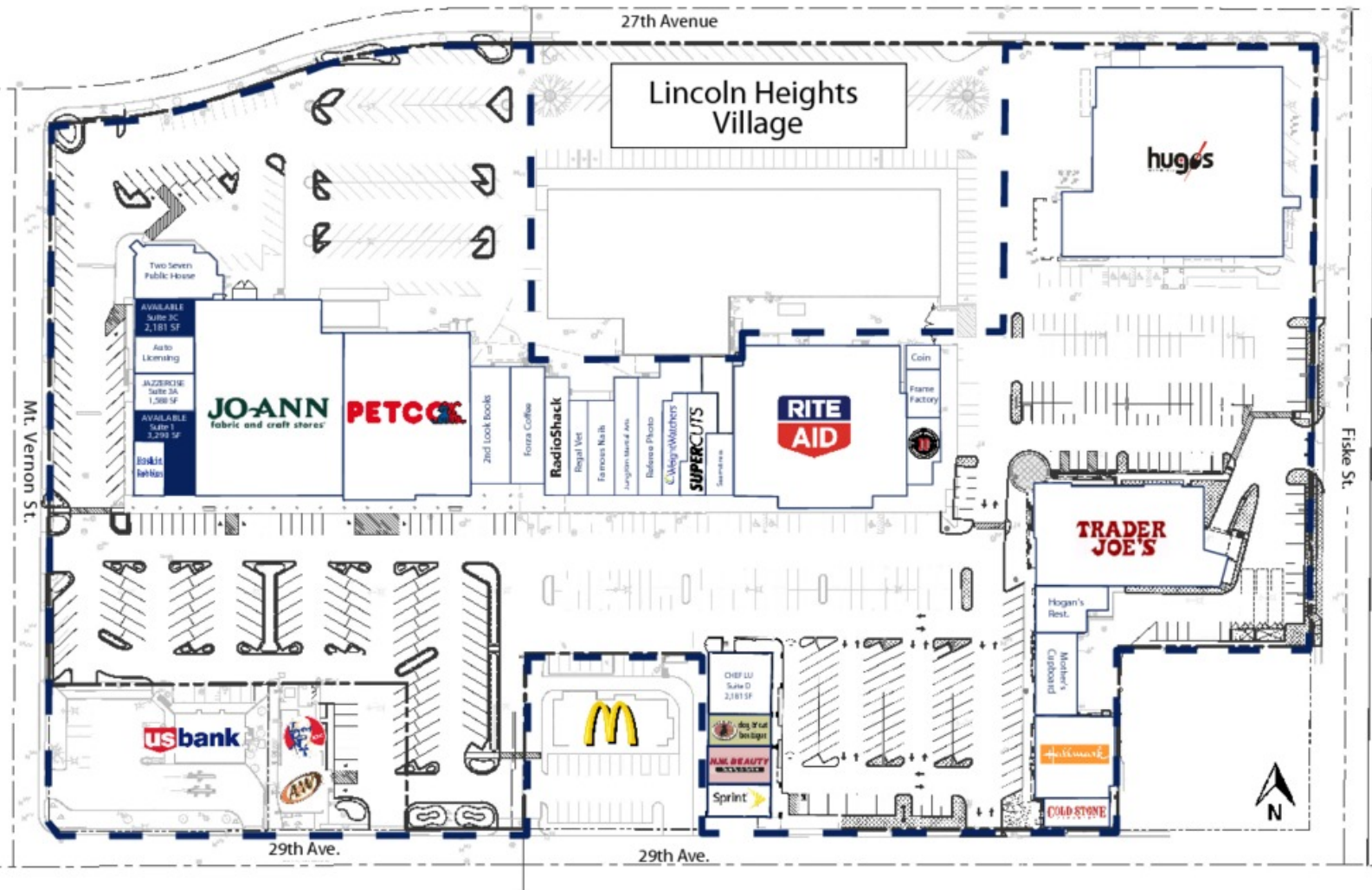
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Site Plan

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Retailer Map

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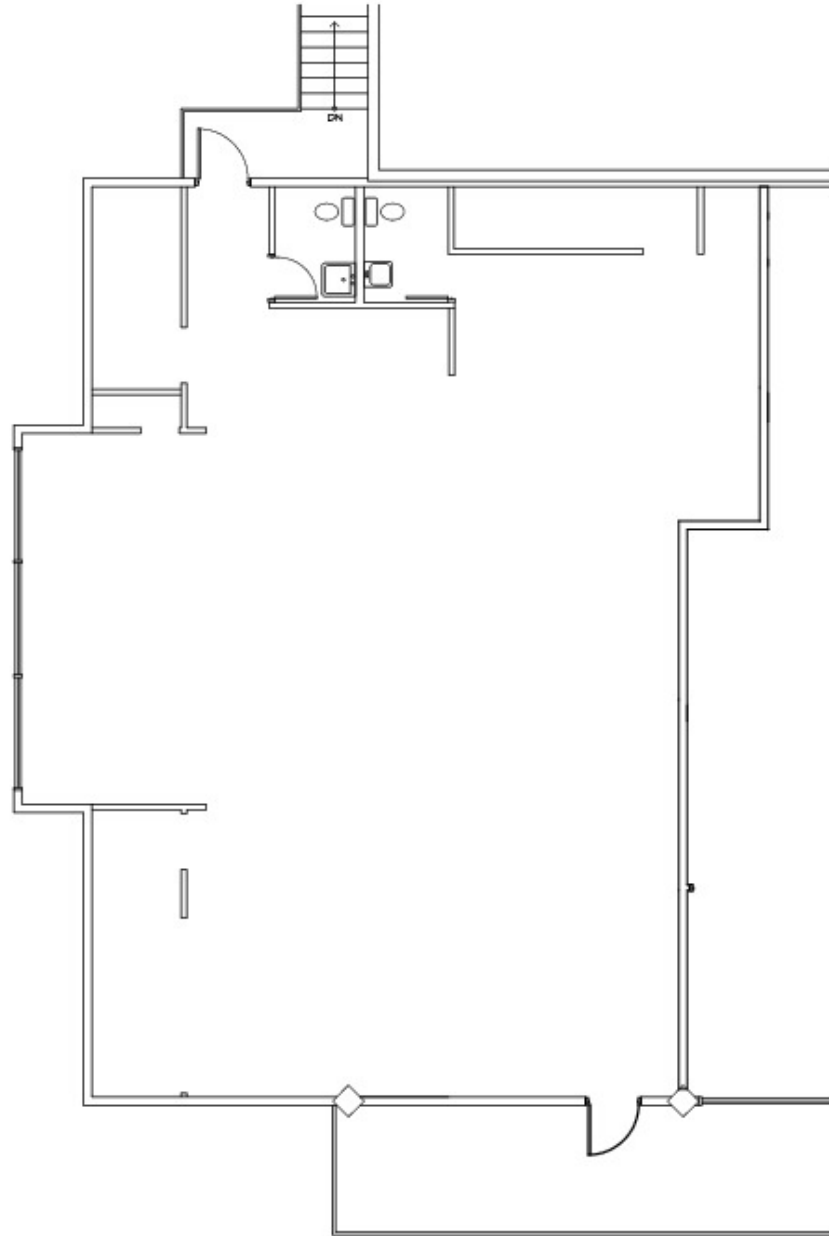
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Floor Plans

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Additional Photos

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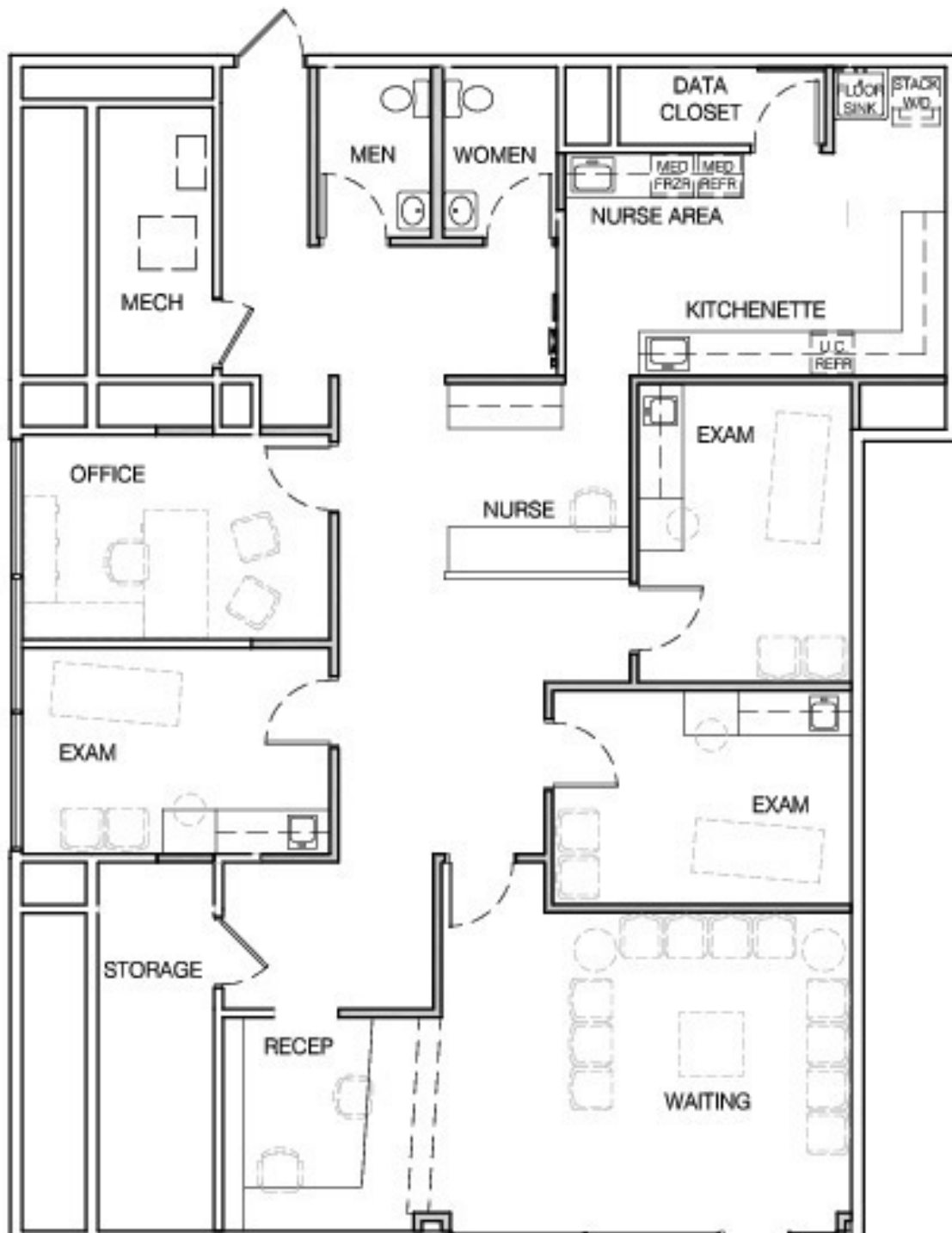
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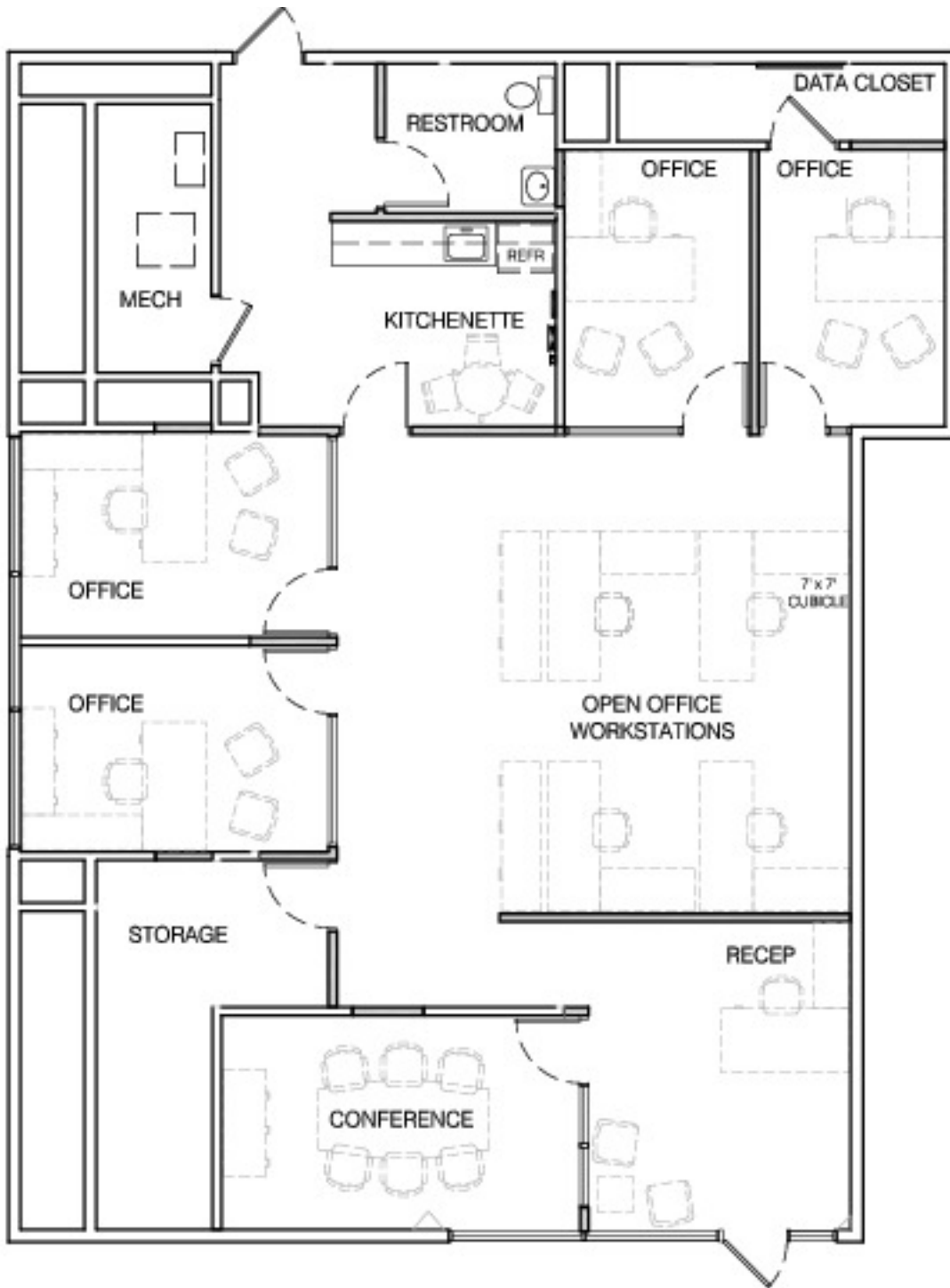
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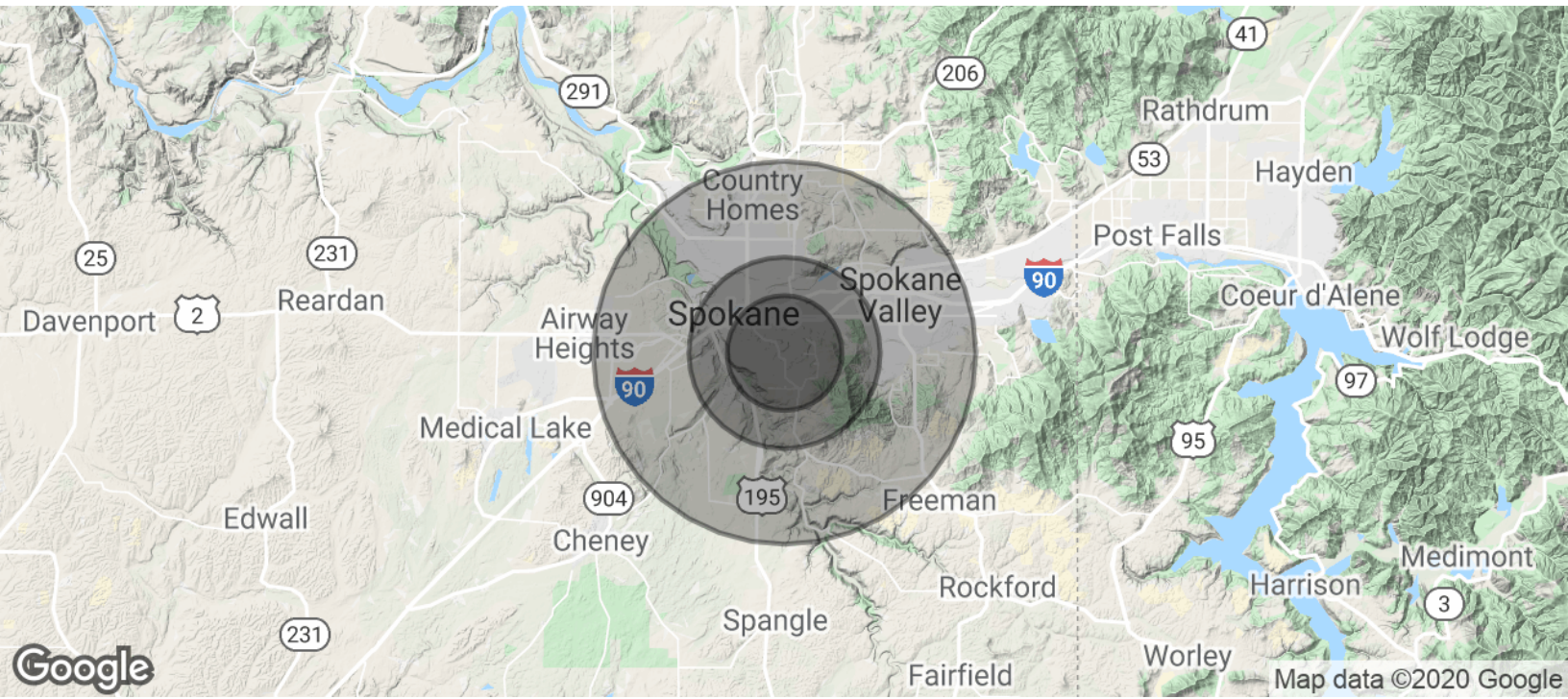
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Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	83,702	173,318	433,147
Median age	38.5	37.0	36.6
Median age (Male)	36.3	35.7	35.3
Median age (Female)	39.9	38.3	37.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	35,453	73,785	183,853
# of persons per HH	2.4	2.3	2.4
Average HH income	\$68,508	\$60,009	\$56,401
Average house value	\$232,378	\$220,684	\$205,159

* Demographic data derived from 2010 US Census



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