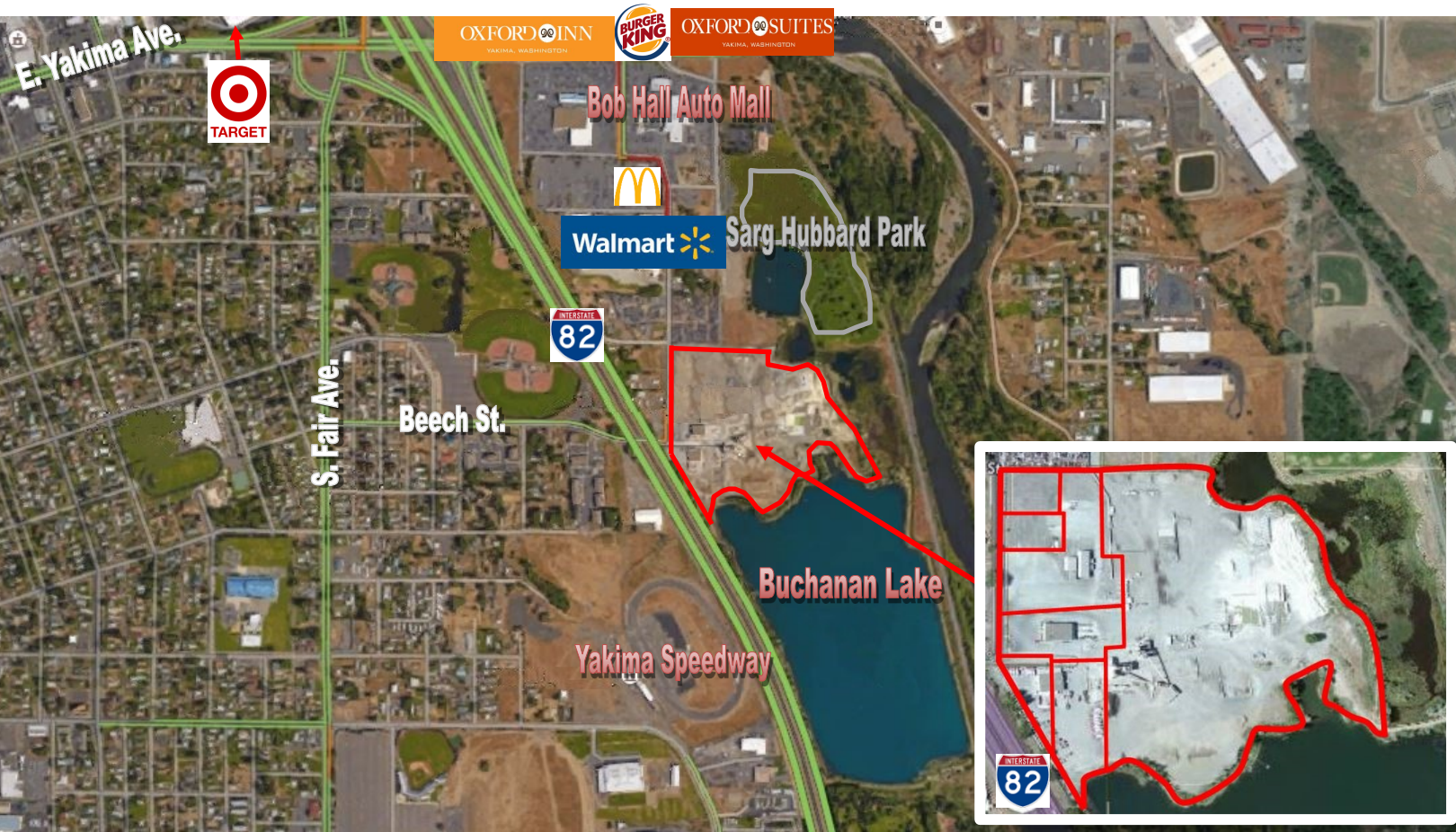


# I-82 LAKE PROPERTY OPPORTUNITY

Buchanan Lake  
Yakima, WA



## PROPERTY DETAILS

Available Parcels:	Parcel Size:
191320-31433	29,247SF (0.67 acres)
191320-31434	26,938SF (0.62 acres)
191320-31902	129,373SF (2.97 acres)
191320-31901	63,597SF (1.46 acres)
191320-31001	95,403SF (2.19 acres)
191320-31900	35,719SF (0.82 acres)
191320-42001	802,709SF (18.43 acres)

*\*Call for pricing details (.02 - .06 PSF/month)*

## PROPERTY FEATURES

- I-82 visibility
- Access off Terrace Heights Drive
- Unique opportunity on Buchanan Lake
- Current Tenant will be vacating 1st Quarter 2018
- The NW corner parcels are available now
- Possible re-development opportunity
- Zoning is SR. The use is and always has been Industrial

## DEMOGRAPHICS (2015)

Total Population	
3 Mile	63,430
5 Mile	100,313
Households	
3 Miles	20,969
5 Miles	35,944
Average Household Income	
3 Miles	\$32,672
5 Miles	\$37,858
Traffic Counts 2014	
I-82	48,000 per day

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