

FOR SALE/FOR LEASE

# 8312 QUINAULT DR NE

LACEY, WA 98516

98,212+ VEHICLES  
Average Daily Traffic



**SUBJECT PROPERTY**

EXIT 111




FREEDOM POINT PLAZA


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25,808+ VEHICLES  
Average Daily Traffic



MARTIN WAY E

MARVIN RD NE

*Great location just off Exit 111 in Hawks Prairie next to Taco Bell and Chick-fil-A*

0.99 acres fully improved and paved

General Commercial Zoning with City of Lacey

Last vacant parcel adjacent to Home Depot/Costco in Hawks Prairie

Ownership will consider ground lease, build-to-suit, or possible sale

**98K+**

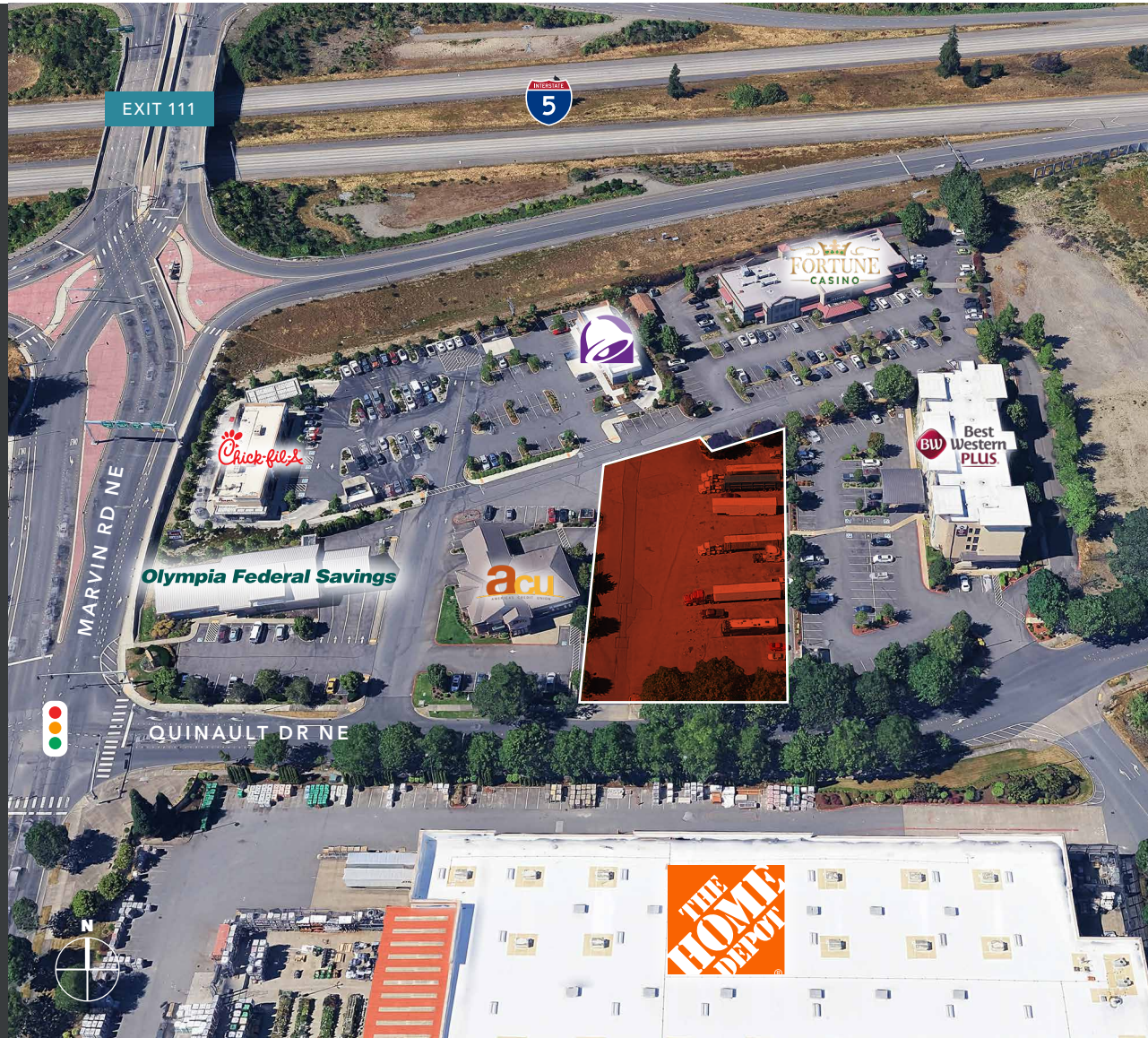
AVERAGE DAILY TRAFFIC ON I-5

**25K+**

AVERAGE DAILY TRAFFIC ON MARVIN RD NE

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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	6,228	37,449	88,105
2020 CENSUS	8,073	48,985	106,421
2025 ESTIMATED	8,355	53,187	111,222
2030 PROJECTED	8,915	56,678	115,441

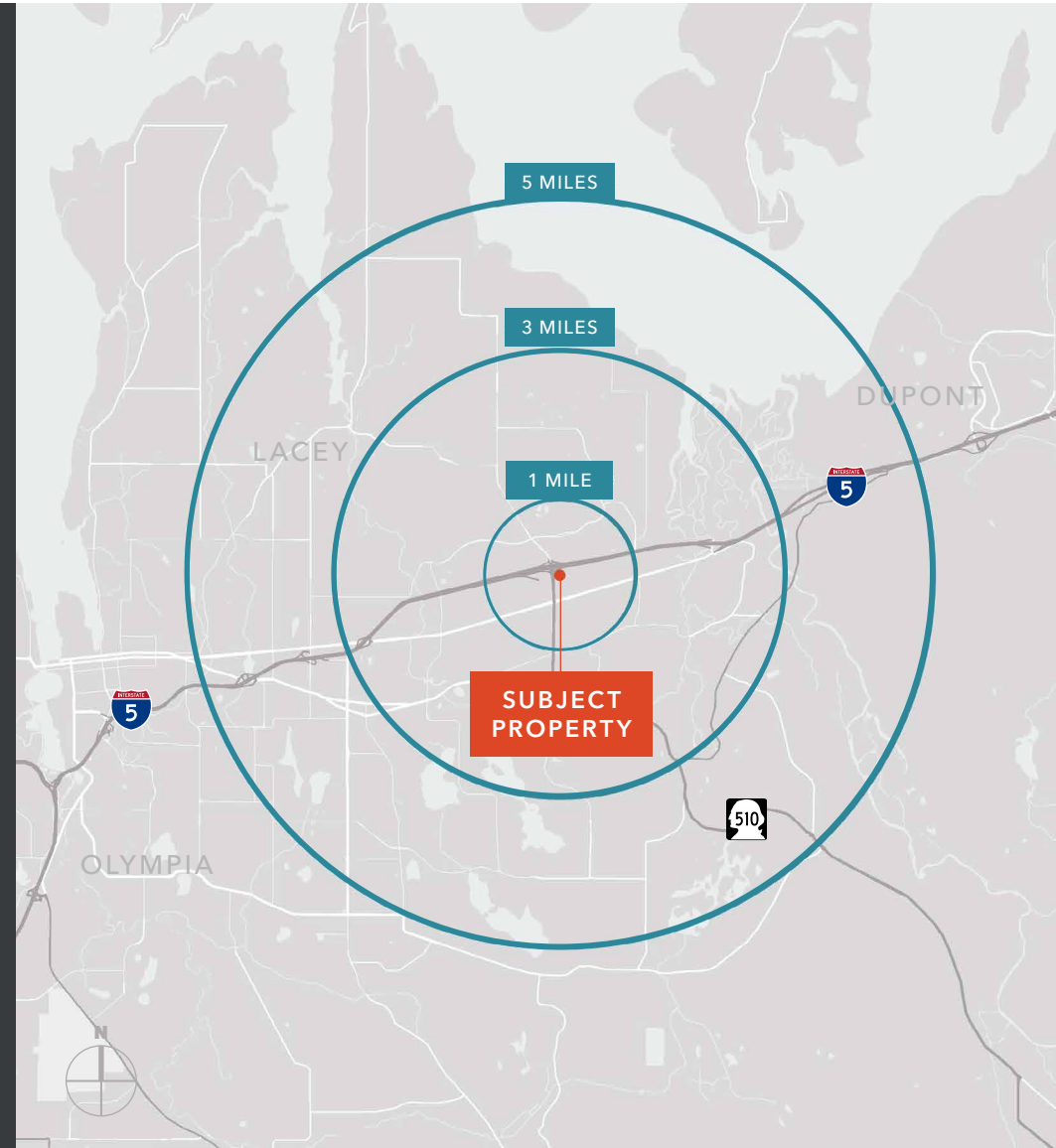
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	30.8	37.3	38.5
% FEMALE	49.8%	50.2%	50.5%
% MALE	50.2%	49.8%	49.5%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$88,109	\$98,450	\$95,691
2030 MEDIAN PROJECTED	\$88,334	\$98,439	\$95,688
2025 AVERAGE	\$104,663	\$122,288	\$118,295
2030 AVERAGE PROJECTED	\$105,080	\$122,430	\$118,472

Data Source: ©2025, Sites USA



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