

TRAILSIDE ESPRESSO'S PARK

130 Pioneer Way East, South Prairie, WA 98385



TRAILSIDE COFFEE STAND & PARK FOR SALE

AVAILABLE NOW

LISTING INFORMATION

ADDRESS:	130 Pioneer Way East, South Prairie WA
LOT SIZE:	1.03 Acres
ZONING:	C1
SALE PRICE:	\$799,000

COMMENTS

Trailside Espresso's Park offers a rare opportunity to acquire an established coffee stand and adjoining park property as a 5-parcel assemblage. Located in the small Pirece County town of South Prairie, at the junction of SR-162 and SR-165, the site offers flexibility for a wide range of commercial uses beyond its current coffee stand operation – retail, food and beverage, professional office, and other C1-permitted uses.



TRAILSIDE ESPRESSO'S PARK

130 Pioneer Way East, South Prairie, WA 98385

PHOTOS



CONTACT

Simran Kaur

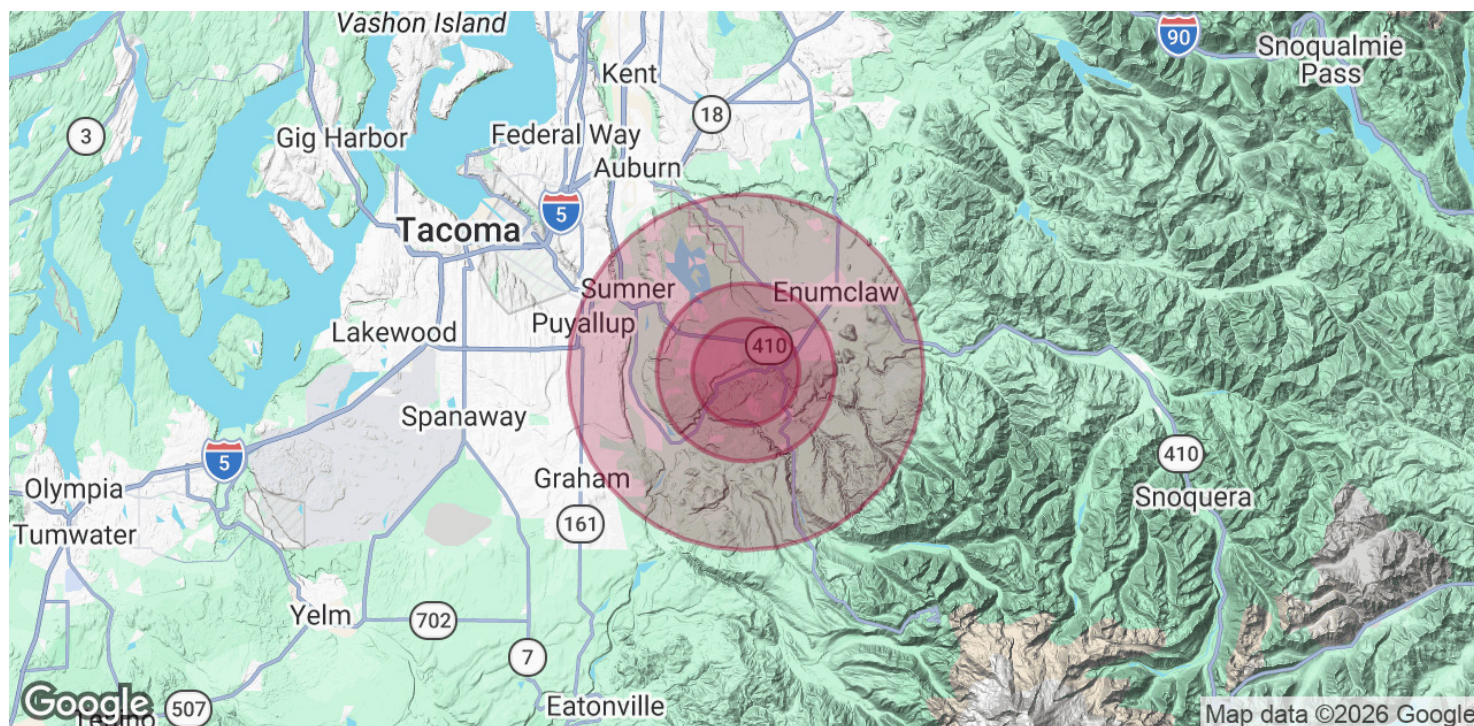
253.238.2844

skaur@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TRAILSIDE ESPRESSO'S PARK

130 Pioneer Way East, South Prairie, WA 98385



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	22,082	56,737	225,978
AVERAGE AGE	37.4	37.0	37.9
AVERAGE AGE (MALE)	37.2	35.9	36.5
AVERAGE AGE (FEMALE)	37.5	37.5	39.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,484	18,994	80,592
# OF PERSONS PER HH	3.0	3.0	2.8
AVERAGE HH INCOME	\$149,857	\$151,374	\$138,459
AVERAGE HOUSE VALUE	\$496,101	\$549,349	\$543,014

2023 American Community Survey (ACS)

CONTACT

Simran Kaur

253.238.2844

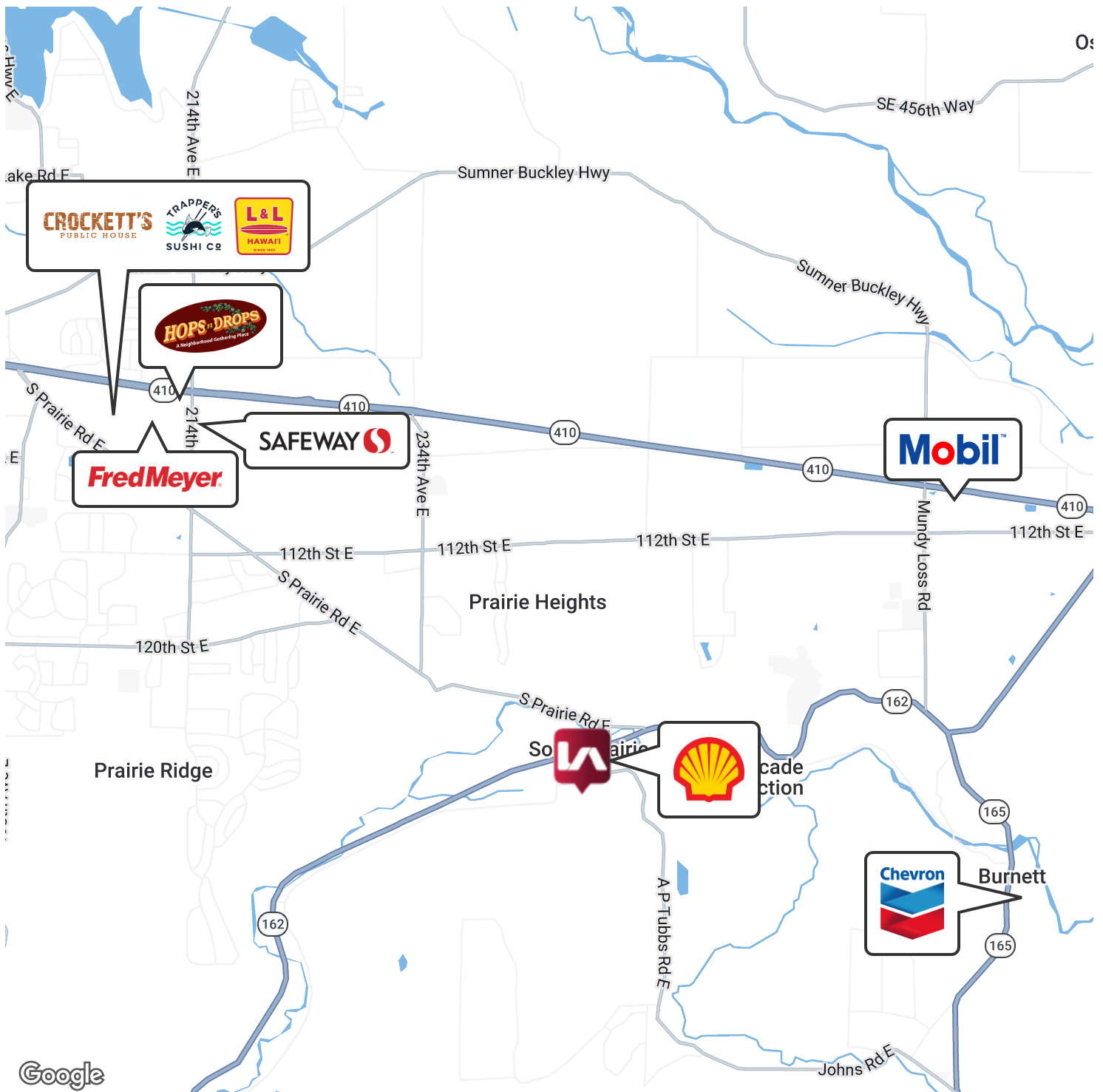
skaur@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TRAILSIDE ESPRESSO'S PARK

130 Pioneer Way East, South Prairie, WA 98385

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Simran Kaur

253.238.2844

skaur@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.