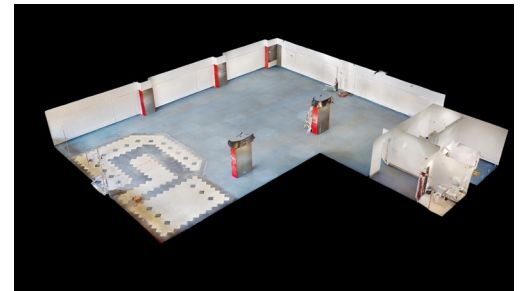




THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR LEASE

±4,000 SF RETAIL OPPORTUNITY WITH GREAT EXPOSURE ON I-5



5131 CAPITOL BLVD SE, TUMWATER, WA | SOUTHGATE SHOPPING CENTER

LISTING INFORMATION

High-visibility retail space available just off I-5 Exit 102, located at a signalized intersection with steady traffic flow and excellent on-site parking.

- ▶ Prime retail location with strong I-5 access (exit 102) and visibility
- ▶ Expansive storefront windows
- ▶ Open retail area with a flexible layout
- ▶ Includes back stock room, private office/breakroom, and restroom
- ▶ Situated within the established Southgate Retail Plaza

±4,000 SF

\$20.70 SF/YR
MODIFIED GROSS

CBA# 44744189



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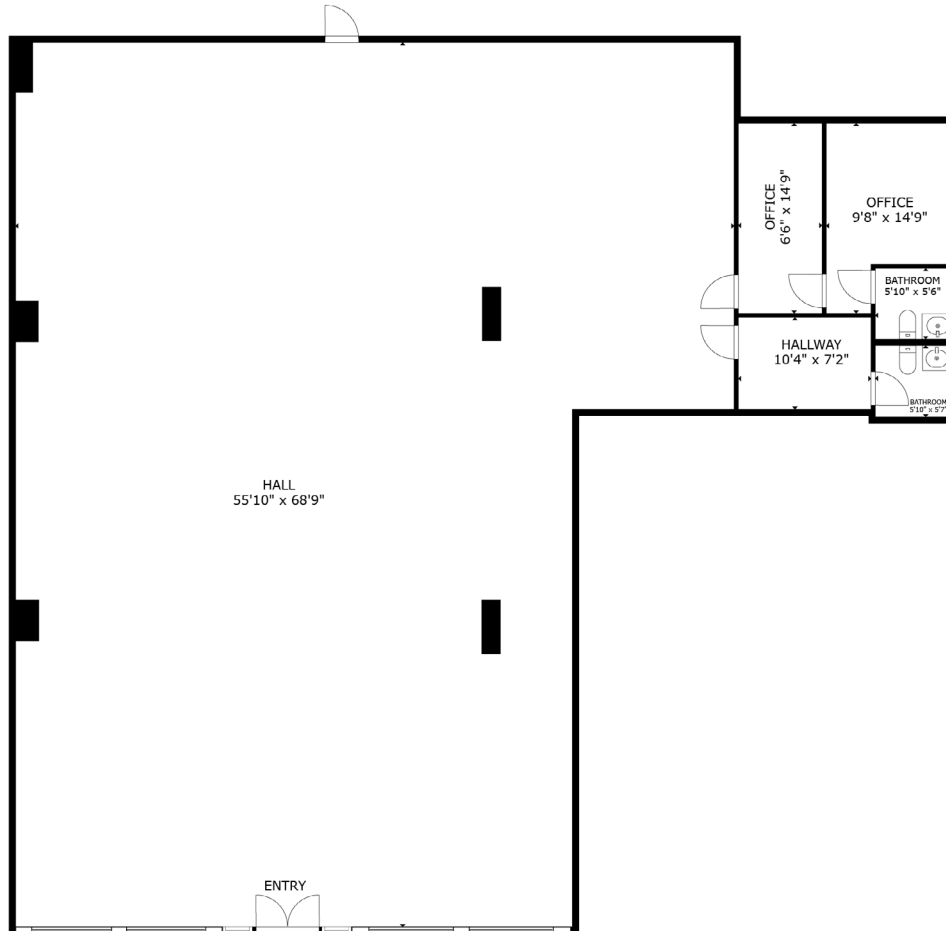
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Carolyn Graden, CCIM
MANAGING BROKER
(360) 763-4994
carolyn@rantsgroup.com

360-943-8060
RANTSGROUP.com

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THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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