

FORMER ACE HARDWARE

30650 Pacific Hwy S, Federal Way, WA 98003



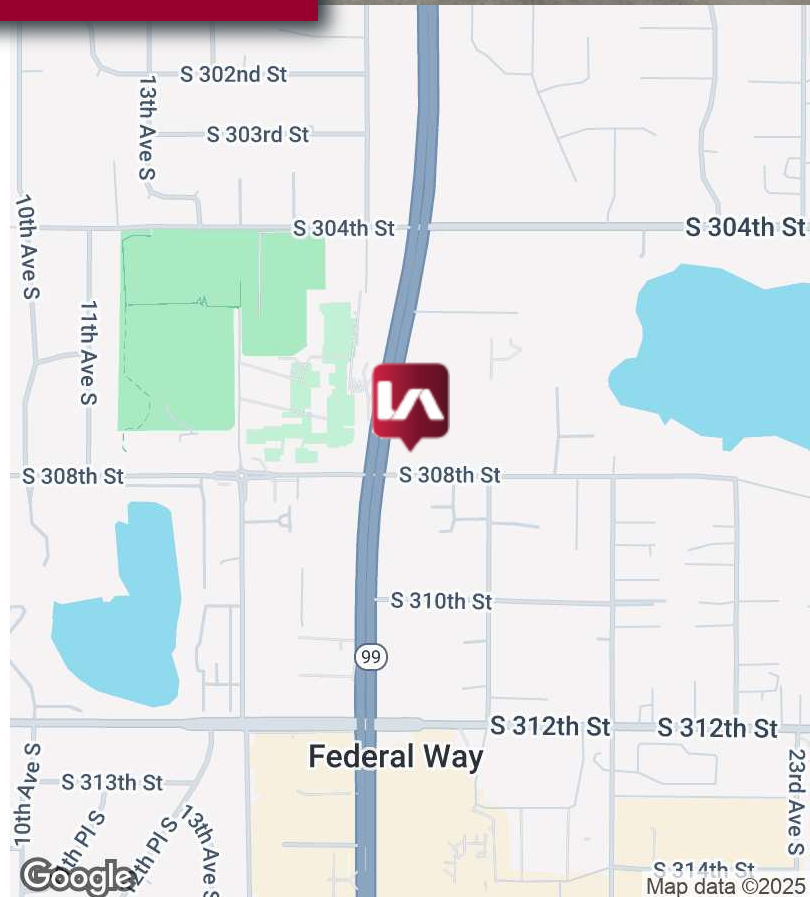
LISTING INFORMATION

ADDRESS:	30650 Pacific Hwy S, Federal Way WA
AVAILABLE SF:	9,998 SF
LEASE RATE:	\$32.00 SF/YR (NNN)

COMMENTS

A rare standalone retail building situated at a busy intersection with high visibility and exposure. The area boasts excellent demographics with high population density and strong household incomes. The building was fully remodeled in 2017, including the new roof and HVAC system, and also features high ceilings. Ample parking (39 stalls).

Located at the signaled intersection at the NE corner of Pacific Highway S and S 308th St. Excellent visibility, access and traffic counts. 49,500 average cars per day. Directly across from Federal Way High School.



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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PHOTOS



CONTACT

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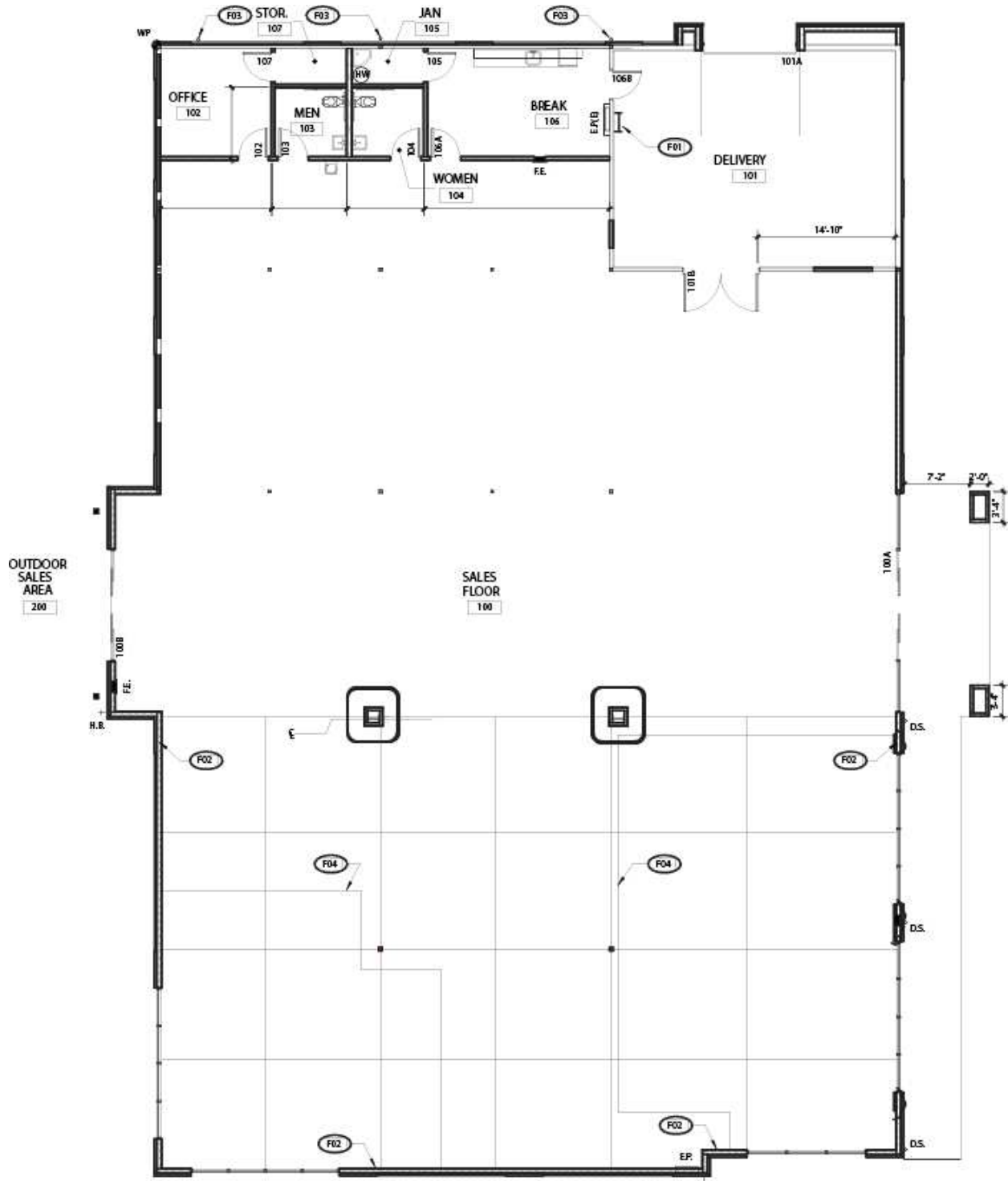
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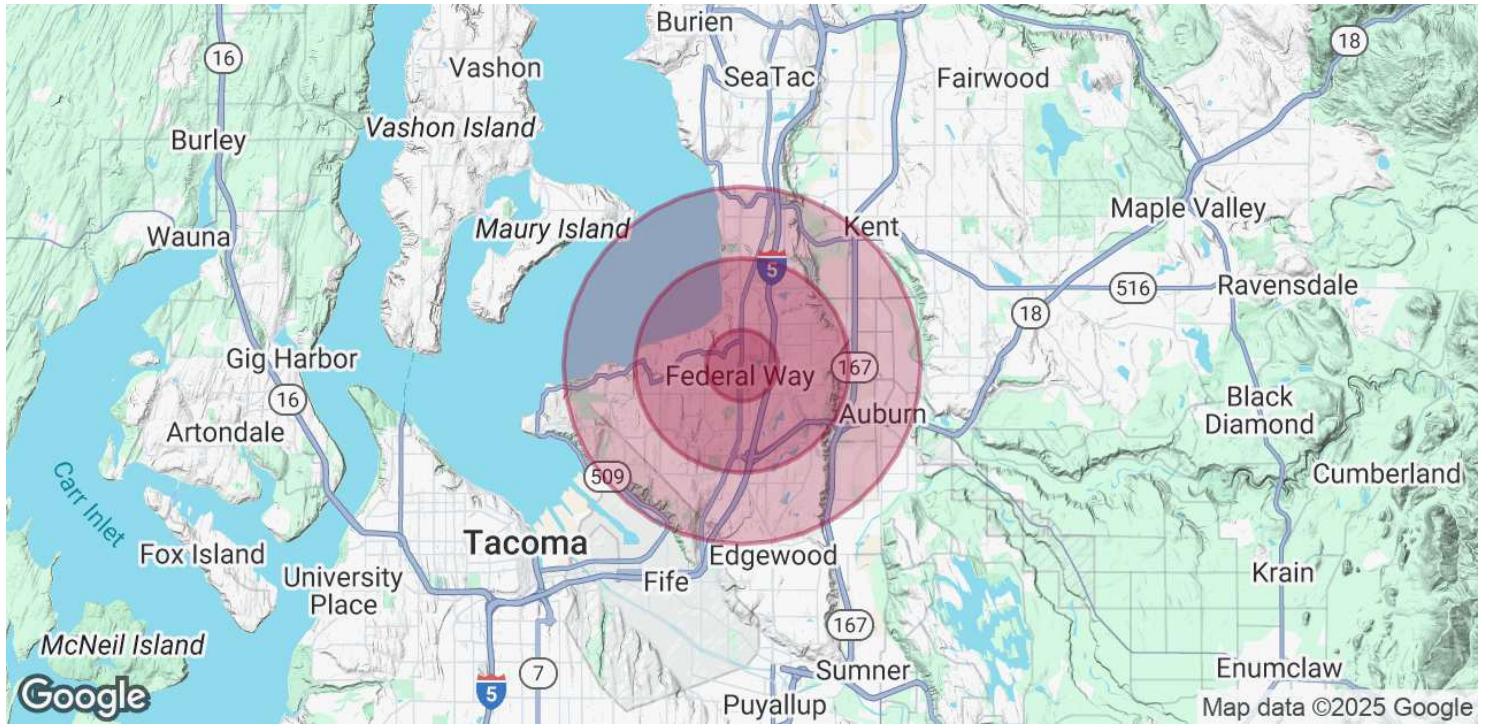
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,448	104,551	224,068
TOTAL EMPLOYEES	6,064	31,500	72,203

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,828	37,027	80,183
AVERAGE HH INCOME	\$91,231	\$113,861	\$113,685

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