

FOR SALE OR GROUND LEASE

MERIDIAN PAD SITES

15305 MERIDIAN AVE E, PUYALLUP, WA

→ VIEW VIDEO



43,907+ VEHICLES
Average Daily Traffic



Premium pad sites available on Meridian Avenue.

Prime frontage on Meridian Ave E for exceptional visibility

Convenient access via full signalized intersection at 152nd St

Option for drive-throughs to enhance customer service

Pad size is flexible

Some utilities in place

Many commercial & retail uses allowed

Call Jerome O'Leary for Sales Price and Ground Lease Rates 253.732.2600

25K - 65,904K SF

PAD SITES RANGING FROM





A HUB OF GROWTH AND OPPORTUNITY

South Hill Puyallup, a bustling suburb located in the heart of the Pacific Northwest, stands as a vibrant community known for its lively atmosphere and dense population.

This area is characterized by a dynamic blend of residential neighborhoods, commercial developments, and recreational spaces, making it a hub of activity and a central gathering point for the surrounding regions.

With its strategic location, South Hill Puyallup attracts a significant number of residents and visitors alike, contributing to its reputation as a busy and thriving locale. The area's commercial corridors are teeming with a wide array of shopping centers, eateries, and service-based businesses, drawing in crowds

throughout the day and well into the evening. The convenience of major roadways and public transportation options further enhances its accessibility, encouraging a steady flow of foot and vehicle traffic. South Hill Puyallup's population is diverse and growing, reflecting a community that is both dynamic and expanding. With its blend of accessibility, amenities, and a strong sense of community, South Hill Puyallup offers an ideal backdrop for businesses looking to tap into a vibrant and densely populated market.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	8,696	96,398	179,129
2028 PROJECTION	9,022	101,605	185,064
2020 CENSUS	8,390	92,782	176,322
PROJECTED GROWTH 2023 - 2028	0.8%	1.1%	0.7%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.0	34.7	35.9
% FEMALE	49.7%	49.9%	50.0%
% MALE	50.3%	50.1%	50.0%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	2,984	32,950	62,615
2028 PROJECTED	3,071	34,274	63,904
2020 CENSUS	2,877	31,499	61,062
GROWTH 2023 - 2028	0.6%	0.8%	0.4%
OWNER-OCCUPIED	64.6%	63.9%	64.0%
RENTER-OCCUPIED	35.4%	36.1%	36.0%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$115,920	\$130,614	\$134,458
2028 PROJECTED HH INCOME	\$120,996	\$136,361	\$143,289
ANNUAL CHANGE 2023 - 2028	0.9%	0.9%	1.3%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	408	2,326	4,880
TOTAL EMPLOYEES	2,833	15,891	35,063
WHITE COLLAR WORKERS	2,539	29,095	53,240
BLUE COLLAR WORKERS	1,785	20,895	39,293

EDUCATION

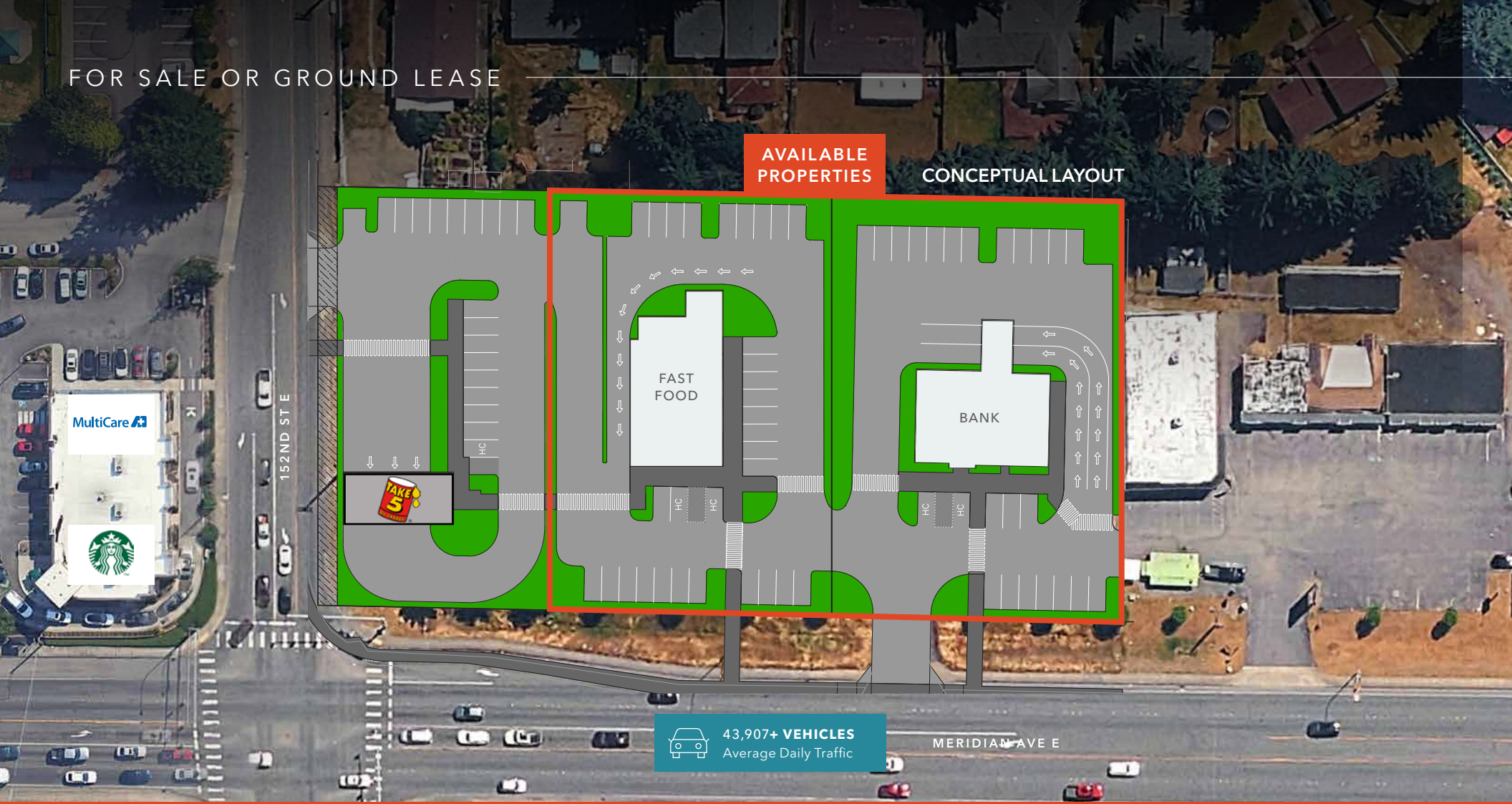
	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.7%	4.8%	4.8%
HIGH SCHOOL DIPLOMA	27.2%	26.0%	27.7%
SOME COLLEGE	26.1%	25.8%	25.9%
ASSOCIATE	12.9%	13.3%	12.9%
BACHELOR'S	18.6%	18.6%	17.5%
GRADUATE	8.4%	9.4%	9.0%

Data Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

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AVAILABLE
PROPERTIES

CONCEPTUAL LAYOUT



43,907+ VEHICLES
Average Daily Traffic

MERIDIAN AVE E

MERIDIAN PAD SITES

*For more information on
this property, please contact*

JEROME O'LEARY
253.732.2600
jerome.oleary@kidder.com

KIDDER.COM

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