

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:	\$699,000

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.



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PHOTOS



CONTACT

Simran Kaur

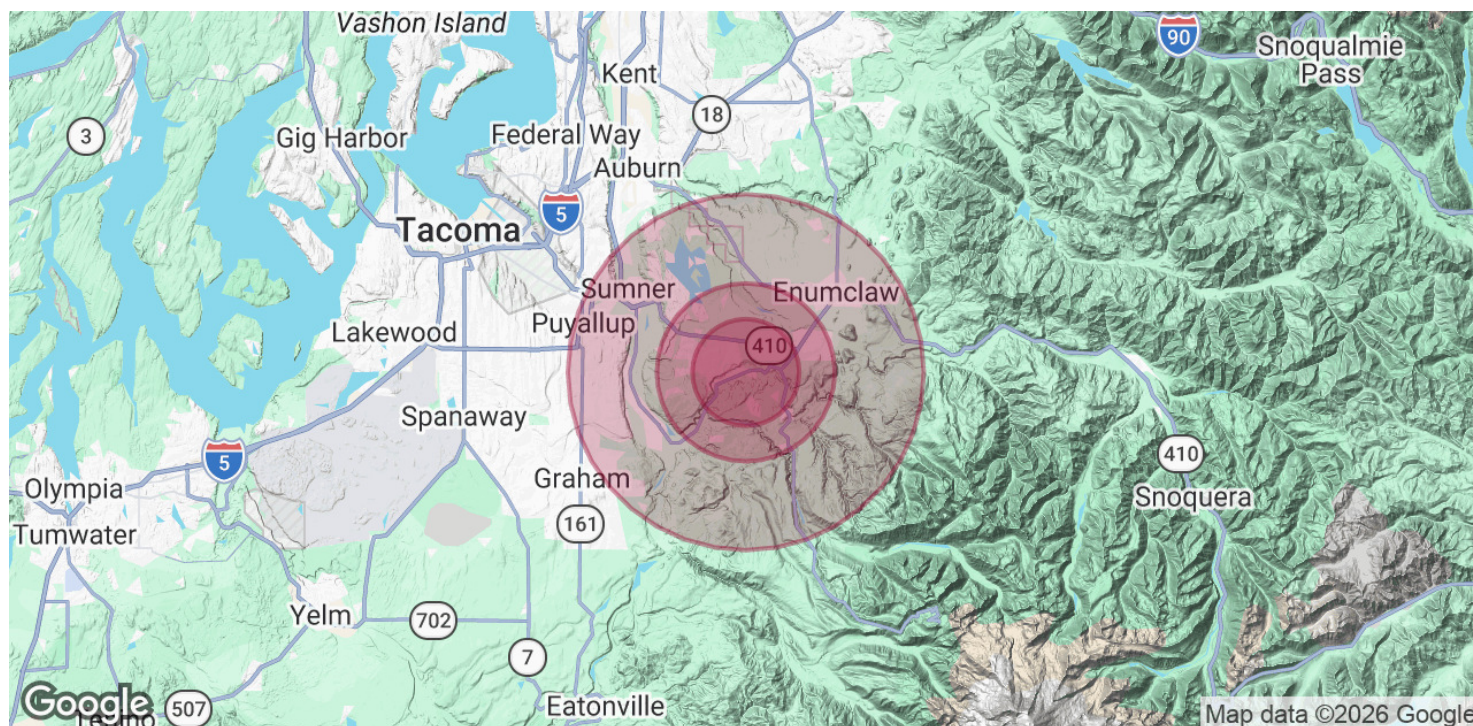
253.238.2844

skaur@lee-associates.com

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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)

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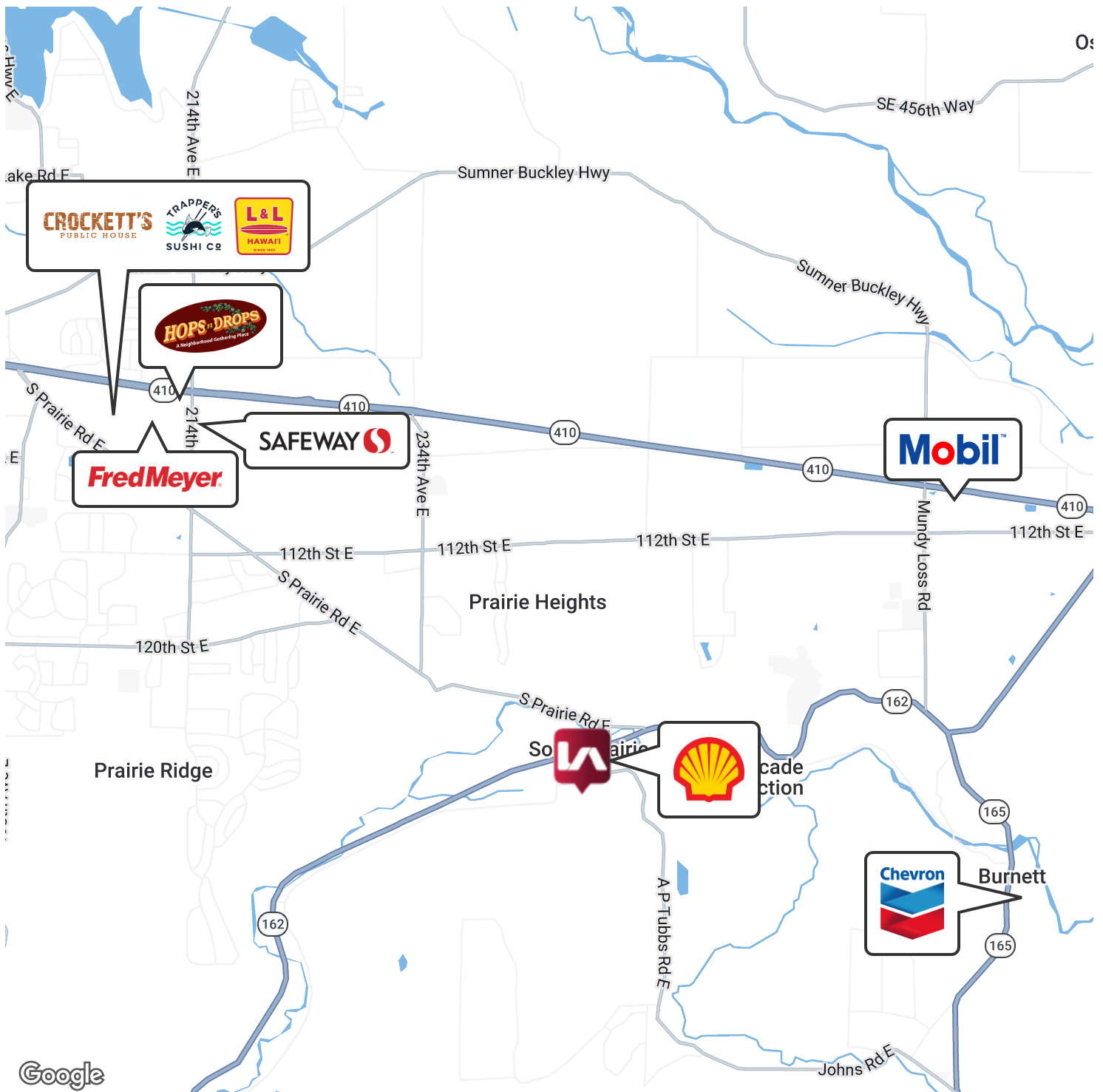
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