



# AVAILABLE | RITE AID

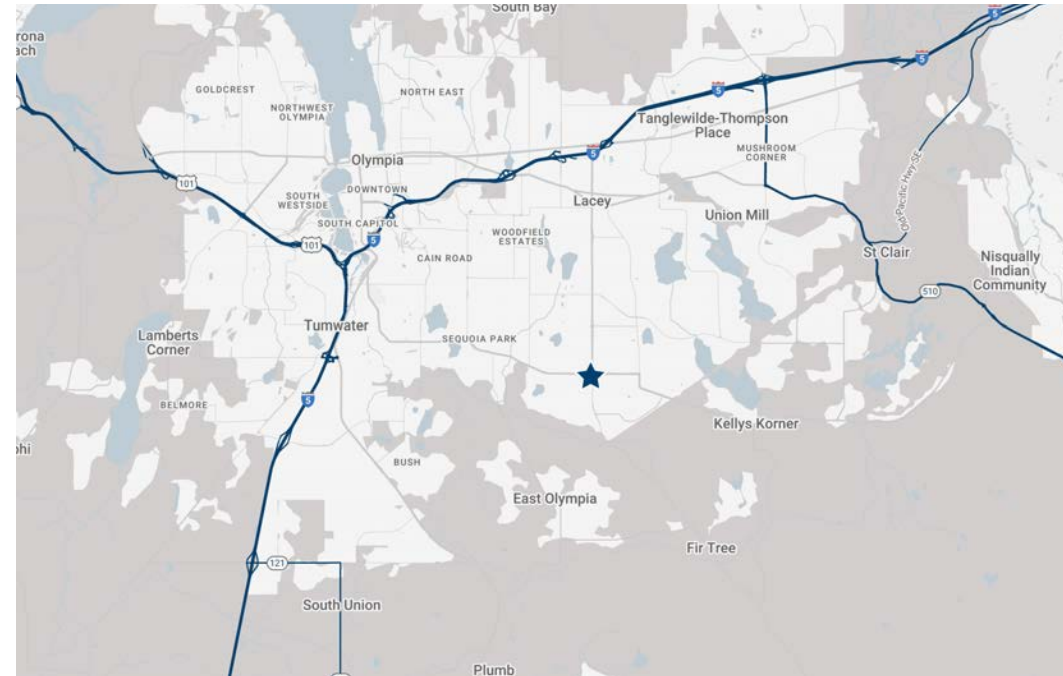
LACEY VILLAGE



4776 WHITMAN LANE SE, LACEY, WA 98513

# FREESTANDING BUILDING WITH REMOTE DRIVE-THRU LACEY

<b>Location</b>	Strategically positioned in the heart of South Lacey's retail core. Rare corner availability in dense residential area. Prominent location in front of QFC in Lacey Plaza.
<b>Building Size</b>	16,594 SF
<b>Overall Site</b>	1.38 Acres (60,429 SF ±)
<b>Year Built</b>	1999
<b>Opportunity</b>	Available for Lease, Ground Lease, Build-to-Suit
<b>Zoning</b>	CCD (Community Commercial)
<b>Plaza Tenants   Nearby Tenants</b>	QFC, O'Reilly, Valvoline, DQ, Pizza Hut, McDonalds   Lowe's, Safeway, Walmart Grocery, Goodwill, Mud Bay, AutoZone, Indigo Health
<b>Traffic Counts</b>	High traffic intersection Yelm Hwy & College: 28,898 ADT
<b>Access</b>	<ul style="list-style-type: none"> <li>• Yelm Hwy SE   Full Access (2)</li> <li>• Yelm Hwy SE   Right In/ Right Out</li> <li>• Rainier Rd SE   Full Access (2)</li> <li>• Rainier Loop SE   Full Access (2)</li> </ul>



## DEMOGRAPHICS

Data	1 Mile	3 Mile	5 Mile
<b>2025 Population</b>	14,804	65,832	138,769
<b>2030 Population</b>	14,832	66,832	143,599
<b>2025 Households</b>	5,911	26,141	57,174
<b>Median HH Income</b>	\$95,710	\$101,661	\$95,350
<b>Avg. HH Size</b>	3.1	3.0	3.0
<b>Median Age</b>	37.7	39.7	39.1
<b>Adj Daytime Pop</b>	6,338	29,382	102,259

RETAIL SPACE



**BRUCE BURNS**

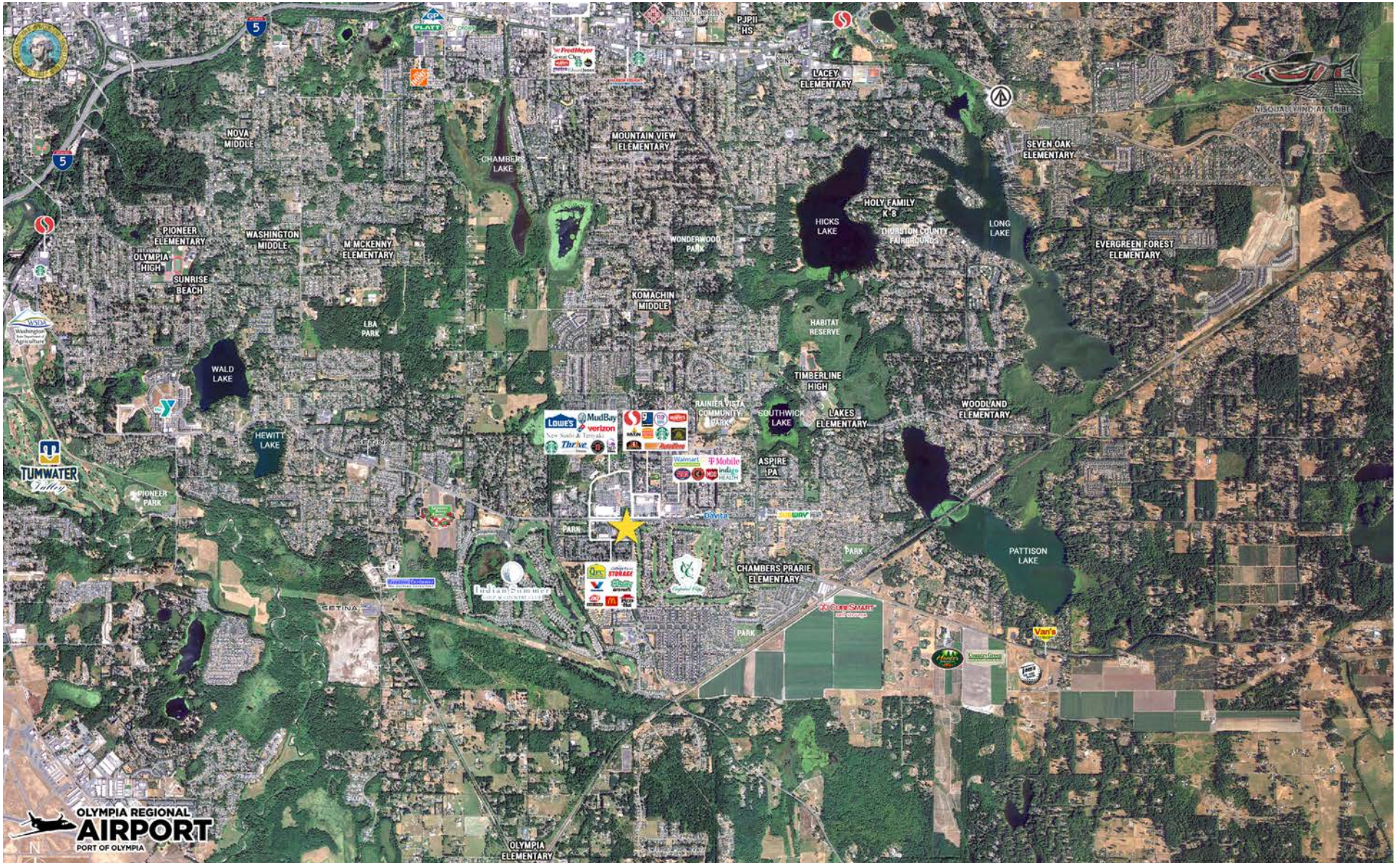
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Information contained herein has been obtained from reliable sources, but is not guaranteed. Properties are subject to change.

# LACEY AERIAL



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# SITE AERIAL



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