

# SUNRISE CHILDREN'S CENTER

12214 SHAW ROAD EAST, PUYALLUP, WA 98374

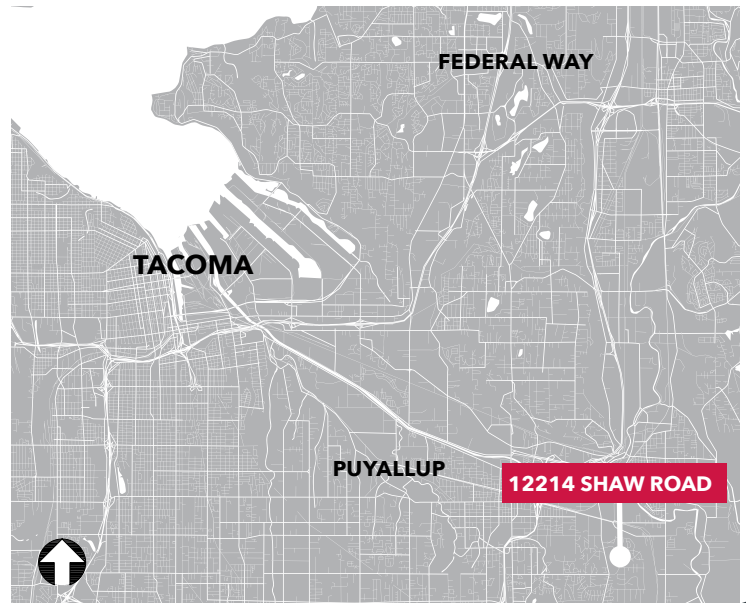


## COMMENTS

PLEASE DO NOT VISIT PROPERTY WITHOUT AN APPOINTMENT! Operating daycare center with recent updates inside and out! Conveniently located on a busy commuter route, and with strong residential demographics and growth in the immediate vicinity. Business and property to be sold together - owner has purposely operated at less than capacity, allowing for immediate growth with this high demand business.

## LISTING INFORMATION

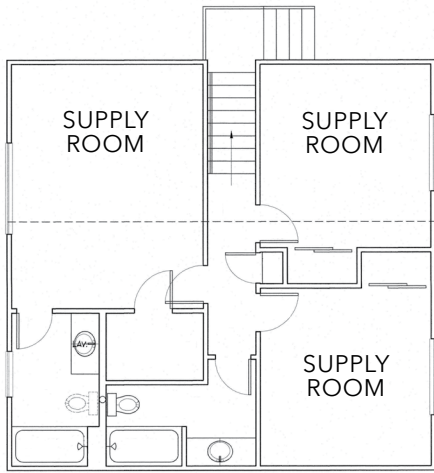
<b>ADDRESS:</b>	12214 Shaw Road E, Puyallup, WA 98374
<b>SALE PRICE:</b>	\$930,000
<b>BUILDING SF:</b>	2,676 SF
<b>LOT SF:</b>	12,805 SF
<b>ZONING:</b>	HDR - High Density Residential
<b>YEAR BUILT:</b>	1978



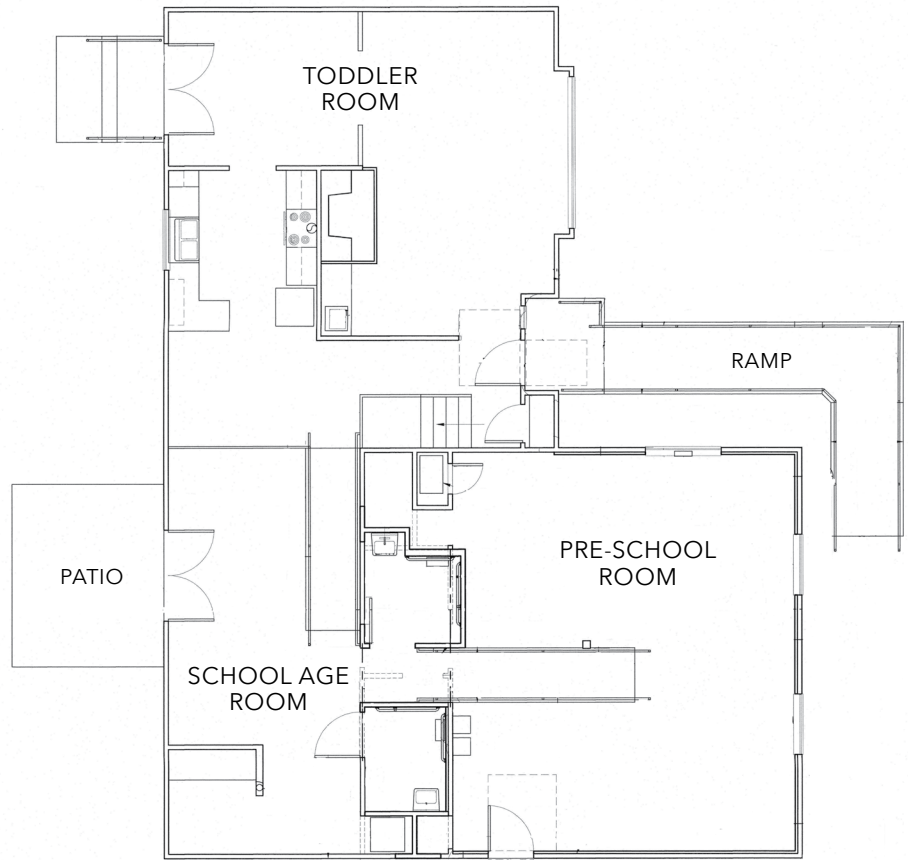
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## FLOOR PLAN



**SECOND FLOOR**



**FIRST FLOOR**



## CONTACT

### RACHEL CORP

[rcorp@lee-associates.com](mailto:rcorp@lee-associates.com)

C 253.686.7474

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## SITE PLAN



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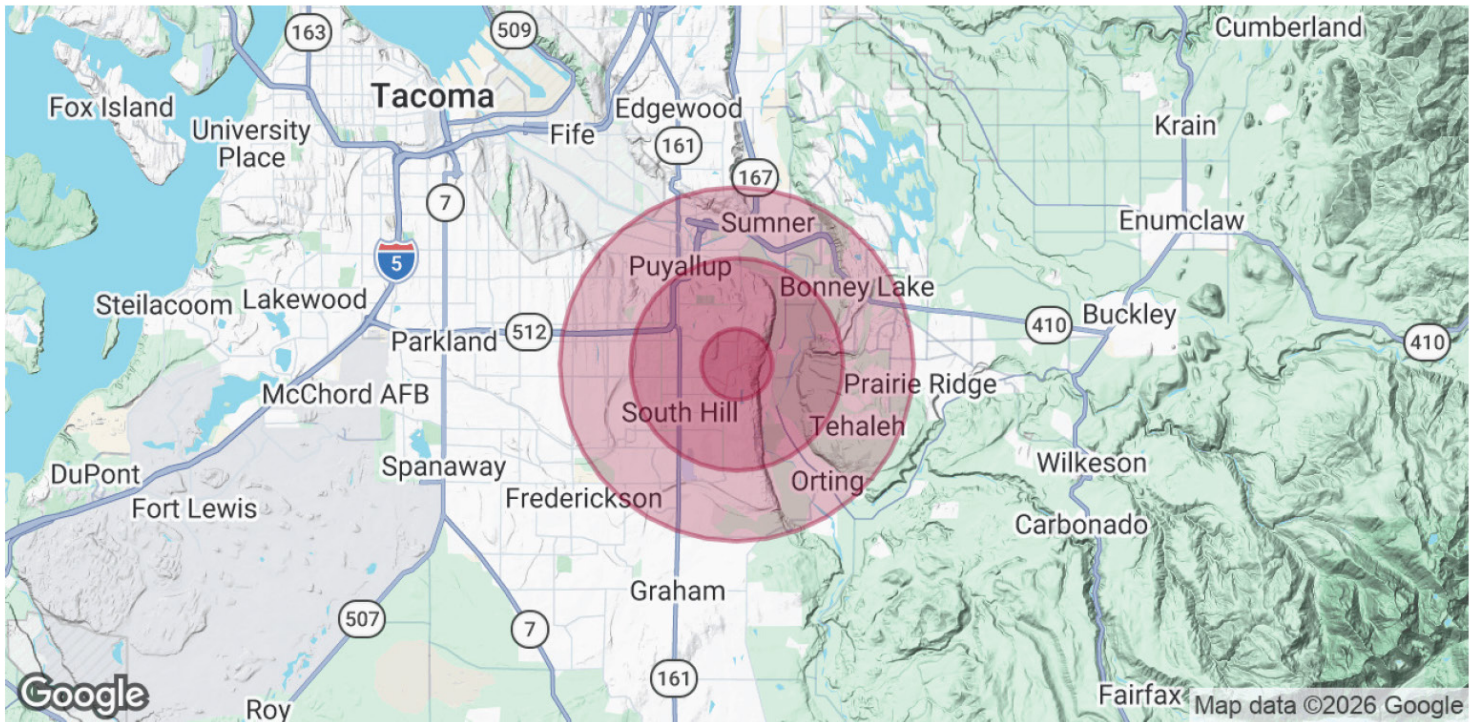
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## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,099	70,204	190,873
AVERAGE AGE	37.8	37.6	36.5
AVERAGE AGE (MALE)	36.1	35.6	34.7
AVERAGE AGE (FEMALE)	38.9	39.3	38.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,492	24,868	67,723
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$120,998	\$125,610	\$127,402
AVERAGE HOUSE VALUE	\$536,823	\$516,711	\$519,090

2023 American Community Survey (ACS)

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## SURROUNDING AMENITIES



## CONTACT

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