



PRIME MARTIN WAY MIXED-USE DEVELOPMENT SITE



8725 TALLON LANE NE, LACEY, WA

LISTING INFORMATION

Zoned Mixed-Use High-Density Corridor (MHDC), this property, located at the northeast corner of Martin Way and Hoh Street NE, offers a significant development opportunity with potential for a range of development scenarios or a combination of uses.

LAND: ±41,398 SF

PARCEL: 52960000100

PRICE: \$750,000

CBA# 42787883



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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RETAIL OVERVIEW



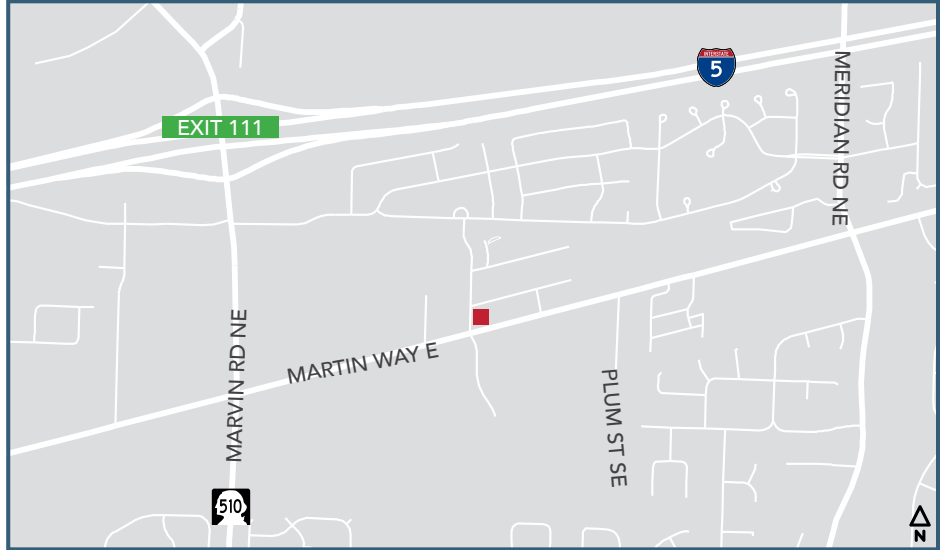
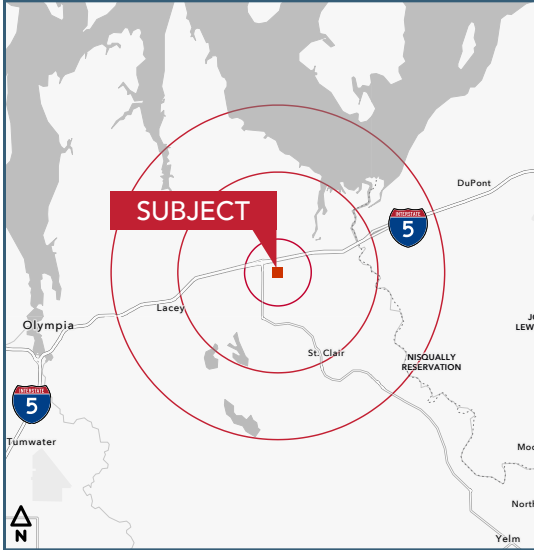
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	31,273	107,108	254,660
2029 POPULATION (PROJ)	33,290	113,230	268,709
2024-2029 POPULATION GROWTH	1.3%	1.1%	1.1%
2024 HOUSEHOLDS (EST)	11,547	41,069	98,391
2029 HOUSEHOLDS (PROJ)	12,300	43,462	104,019
2024-2029 HOUSEHOLD GROWTH	1.3%	1.2%	1.1%
2024 HOUSEHOLD INCOME (AVG)	\$95,744	\$98,117	\$98,331
HOUSEHOLDS OWNER-OCCUPIED	6,888	26,738	60,102
HOUSEHOLDS RENTER-OCCUPIED	5,412	16,725	43,91

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