

FOR GROUND LEASE

7121 BRIDGEPORT WAY W, LAKEWOOD, WA



Retail pad sites anchored by high volume Walmart

High visibility corner on a 4-way lighted intersection

Great traffic counts on Bridgeport Way W (38,104 VPD)

Location sits on the border of Lakewood and University Place

Approximately 48,351 SF (1.11 acres) pad and a second pad up to ± 3 acres

Ideal fast food site

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km Kidder Mathews

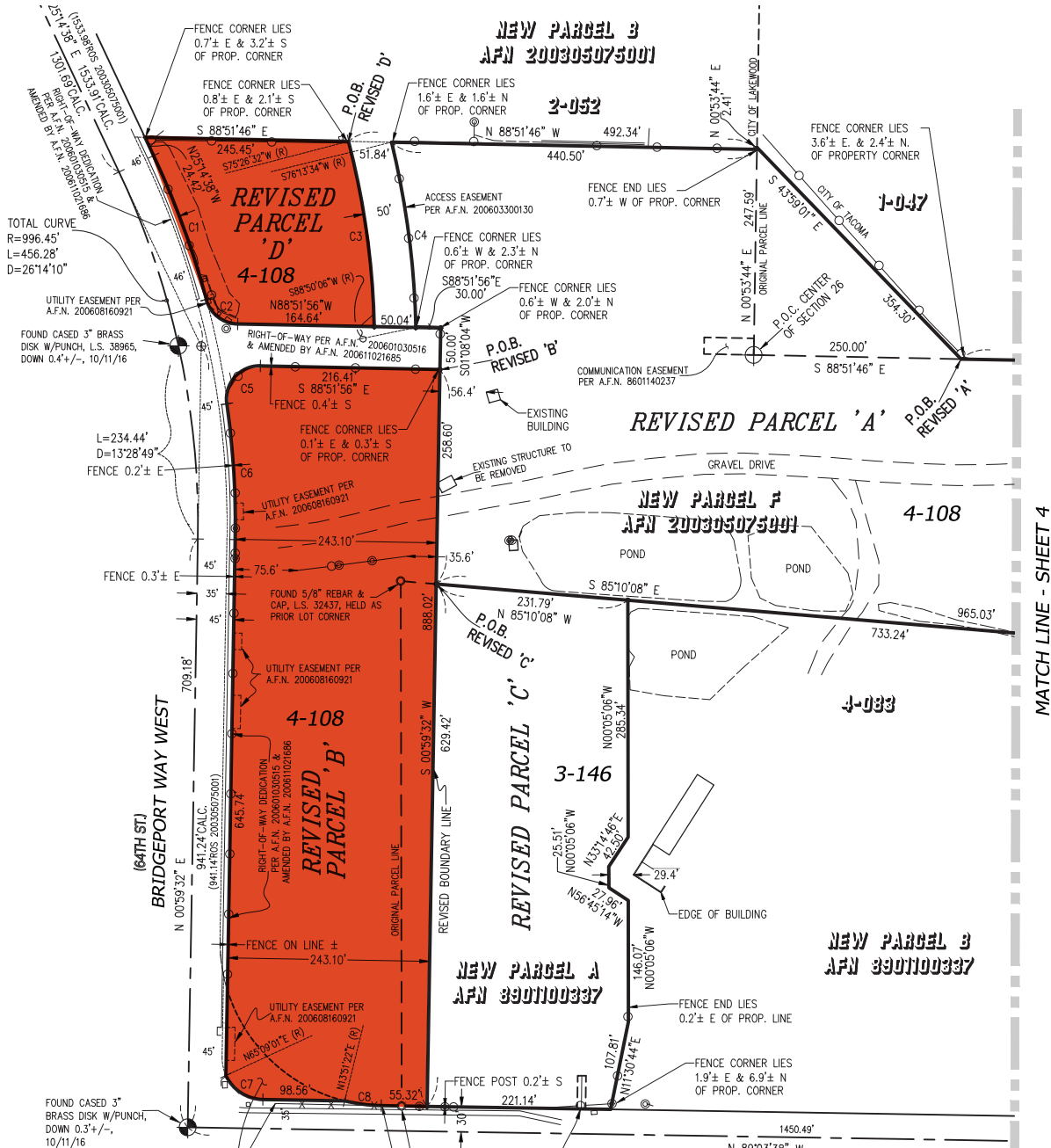
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POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	13,875	116,853	280,562
2028 PROJECTION	13,208	112,009	271,522
2020 CENSUS	13,740	116,203	278,903
PROJECTED GROWTH 2023 - 2028	-1.0%	-0.8%	-0.6%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$122,077	\$111,624	\$111,557
2028 PROJECTED HH INCOME	\$142,592	\$128,329	\$126,969
ANNUAL CHANGE 2023 - 2028	3.4%	3.0%	2.8%



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