



**RETAIL / OFFICE FOR LEASE**

# TRAX

## AT DUPONT STATION

1,190 SF AVAILABLE

**Ground floor retail / office space** below 179 residential units. Half-mile from I-5 access, next door to Best Western Liberty Inn, 3-minute walk from Fairfield Inn & Suites, and walking distance to all DuPont Station businesses, including hotels containing a total of 222 rooms.

Highly desirable retail in 179-unit apartment development

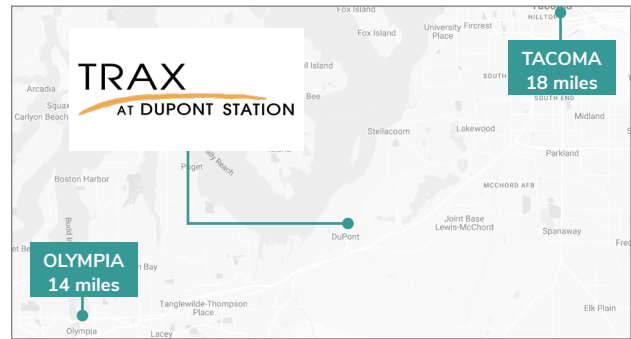
Generous TI package for qualified tenants

Parking ratio 5/1,000

**Less than 5-minute drive from Joint Base Lewis McChord with an estimated population of 48,000**

Rates starting at \$20-22 / SF / YR (NNN)

**URBAN, MIXED-USE VIBE**



FOR RETAIL / OFFICE LEASING, CONTACT:

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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.



# RETAIL / OFFICE SPACES

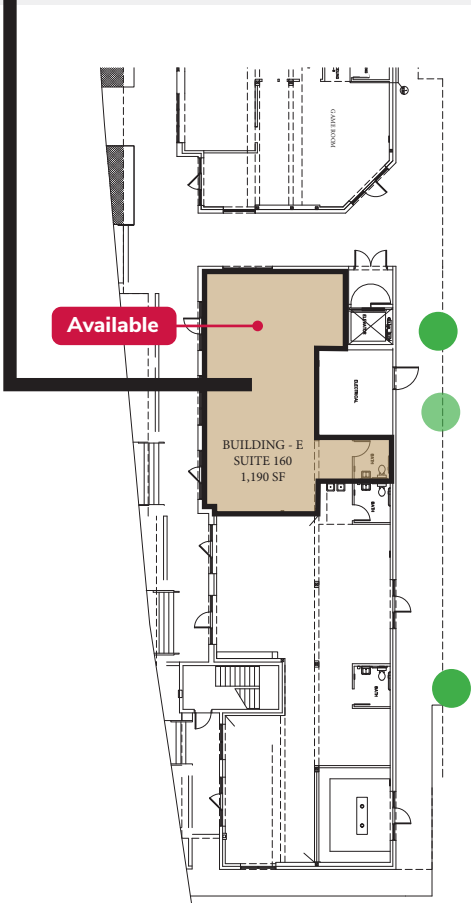
One retail / office suite available, total of 1,190 SF



## AVAILABLE FOR LEASE

Suite 160: 1,190 SF Available 12/01/2024

Ready for tenant improvements, with generous TI allowances



### LEGEND

- Leasing Office
- Lounge
- Carports
- Fitness Center
- Game Room
- Package Concierge
- Playground
- Basketball Court
- Garbage
- North Elevator
- West Elevator
- East Elevator
- Underground Parking

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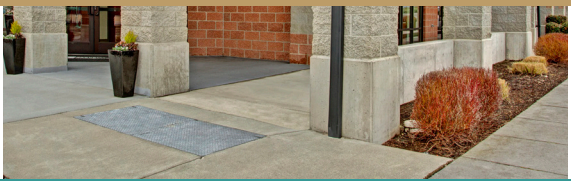
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# SURROUNDING AREA



## DEMOGRAPHICS (not including JBLM)

	1-mi	3-mi	5-mi
<b>Population</b>	4,696	20,100	39,010
<b>Households</b>	1,996	5,852	10,634
<b>Owner Households</b>	874	2,019	4,302
<b>Renter Households</b>	1,031	3,298	6,332
<b>Median HH Income</b>	\$92,288	\$85,175	\$78,443
<b>Average HH Income</b>	\$116,890	\$113,490	\$104,114
<b>Median Age</b>	34.4	24.3	24.8

Source: U.S. Census Bureau, Census 2020 Summary

## Strong daytime and commuter population



## DUPONT STATION BUSINESSES



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