

FORMER RITE AID

*Building available
For Lease or For Sale
in Graham*

22201 MERIDIAN AVE E
GRAHAM, WA 98338

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KIDDER.COM



LOCATED IN THE GRAHAM CENTRAL RETAIL CORE

\$3,500,000 sale price

\$15.00, NNN asking lease rate

17,471 SF building

73,703 SF site area

Drive-thru

Built in 2009

RAC - Rural Activity Center zoning

40 MIN
TACOMA

65 MIN
SEATTLE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles	7 Miles
2023 TOTAL	2,152	46,002	108,914	196,586
2028 PROJECTION	2,274	48,468	115,568	208,158
2020 CENSUS	2,150	45,221	106,802	193,014
PROJECTED GROWTH 2023 - 2028	122	2,466	6,654	11,572

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles	7 Miles
MEDIAN AGE	36.9	33.8	34.7	34.9
% FEMALE	49.2%	49.6%	49.4%	49.7%
% MALE	50.8%	50.4%	50.6%	50.3%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles	7 Miles
2023 TOTAL	723	14,975	36,012	66,693
PROJECTED HOUSEHOLDS (2028)	792	16,408	39,734	73,447
2020 CENSUS	715	14,531	34,872	64,660
GROWTH 2023 - 2028	69	1,433	3,732	6,754
OWNER-OCCUPIED	88.6%	82.7%	79.7%	75.2%
RENTER-OCCUPIED	11.4%	17.3%	20.3%	24.8%

INCOME

	1 Mile	3 Miles	5 Miles	7 Miles
2023 AVERAGE HH INCOME	\$149,846	\$139,402	\$134,791	\$130,949
2028 PROJECTED HH INCOME	\$145,022	\$135,738	\$130,145	\$126,550
ANNUAL CHANGE 2023 - 2028	-\$4,824	-\$3,664	-\$4,646	-\$4,399

EMPLOYMENT

	1 Mile	3 Miles	5 Miles	7 Miles
TOTAL BUSINESSES	136	725	2,023	3,935
TOTAL EMPLOYEES	848	3,827	12,746	25,669
WHITE COLLAR WORKERS	606	12,404	29,437	52,892
BLUE COLLAR WORKERS	447	9,334	22,920	42,388

EDUCATION

	1 Mile	3 Miles	5 Miles	7 Miles
SOME HIGH SCHOOL	6.8%	5.9%	5.1%	5.4%
HIGH SCHOOL DIPLOMA	37.9%	28.3%	28.9%	29.4%
SOME COLLEGE	25.2%	27.9%	26.4%	26.5%
ASSOCIATE	10.9%	15.0%	14.2%	13.3%
BACHELOR'S	12.5%	13.6%	14.9%	15.6%
GRADUATE	5.0%	7.4%	7.8%	7.5%

Data Source: ©2023, Sites USA

FORMER
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*For more information on
this property, please contact*

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