

PUYALLUP PADS AND BUILDING

1403 S MERIDIAN

Amazing Pad Sites and Building For Sale or Lease

Entire 1 acre plus site and building for sale or
ground lease opportunity or building for lease

2 separate pad sites:

- North Pad: ±23,557 SF
- South Pad: ±26,136 SF
- Entire Site: ±49,693 SF

Existing building: ±3,241 SF (previous restaurant)

Signalized access and pylon signage

Excellent exposure and high traffic counts

Excellent Puyallup trade area

Call listing broker for details

JEROME O'LEARY

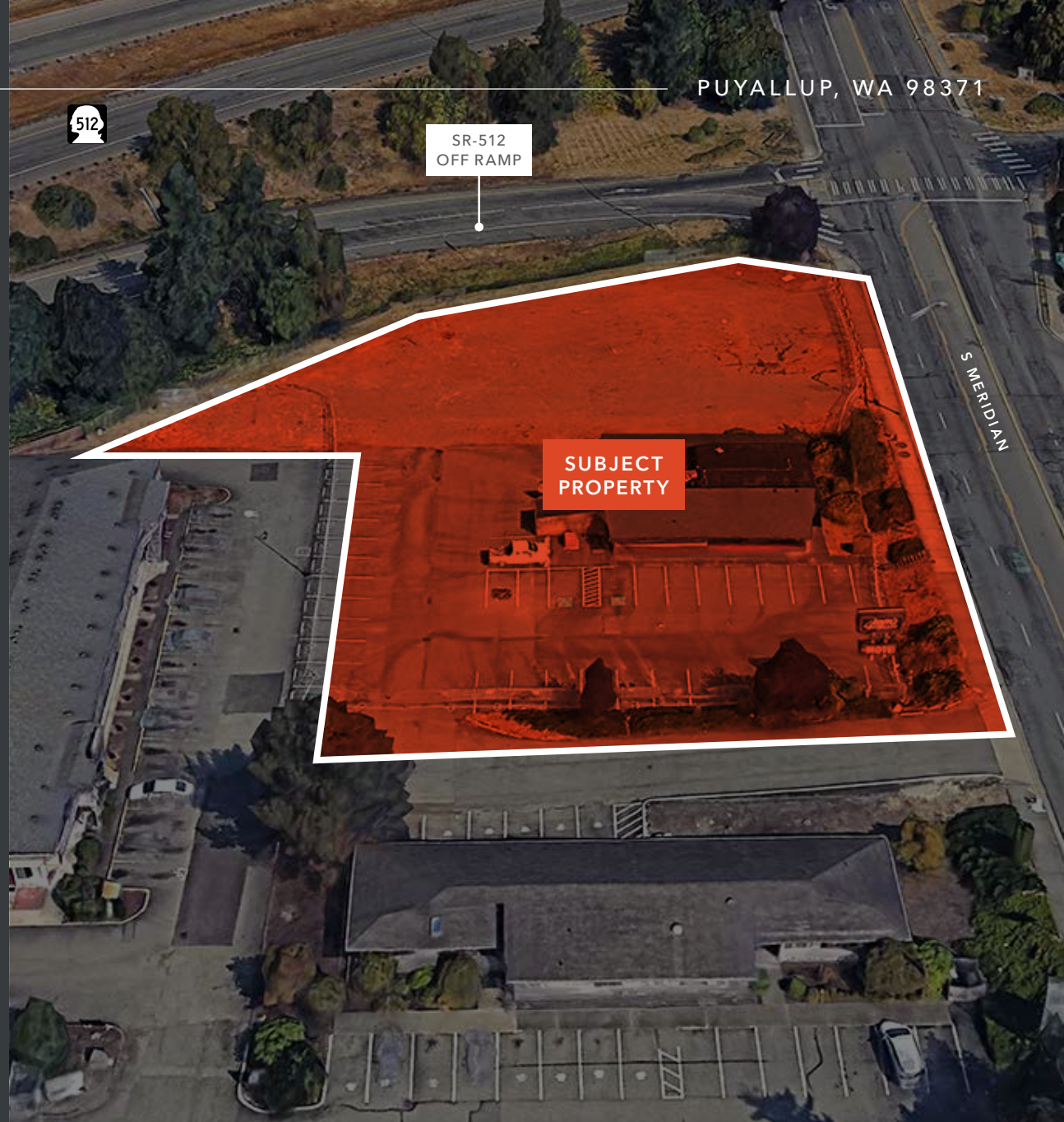
D: 253.779.9292

C: 253.732.2600

jerome.oleary@kidder.com

KIDDER.COM

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DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2023 TOTAL | 12,840 | 37,861 | 77,084 |
| 2029 PROJECTION | 13,148 | 38,147 | 77,379 |
| 2020 CENSUS | 12,879 | 37,973 | 76,404 |
| PROJECTED GROWTH 2024 - 2029 | 308 | 286 | 295 |

MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 37.8 | 38.1 | 38.4 |
| % FEMALE | 50.9% | 50.4% | 50.5% |
| % MALE | 49.1% | 49.6% | 49.5% |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| 2023 TOTAL | 5,586 | 15,686 | 31,143 |
| 2029 PROJECTED | 5,746 | 15,875 | 31,409 |
| 2020 CENSUS | 5,426 | 15,110 | 30,189 |
| GROWTH 2024 - 2029 | 160 | 189 | 265 |
| OWNER-OCCUPIED | 42.5% | 52.3% | 57.7% |
| RENTER-OCCUPIED | 57.5% | 47.7% | 42.3% |

INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|
| 2023 AVERAGE HH INCOME | \$104,286 | \$119,925 | \$128,459 |
| 2029 PROJECTED HH INCOME | \$108,627 | \$124,964 | \$133,973 |
| ANNUAL CHANGE 2024 - 2029 | \$4,341 | \$5,038 | \$5,514 |

EMPLOYMENT

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| TOTAL BUSINESSES | 953 | 2,414 | 3,608 |
| TOTAL EMPLOYEES | 8,763 | 20,640 | 29,651 |
| WHITE COLLAR WORKERS | 3,322 | 10,630 | 21,981 |
| BLUE COLLAR WORKERS | 2,696 | 7,820 | 15,878 |

EDUCATION

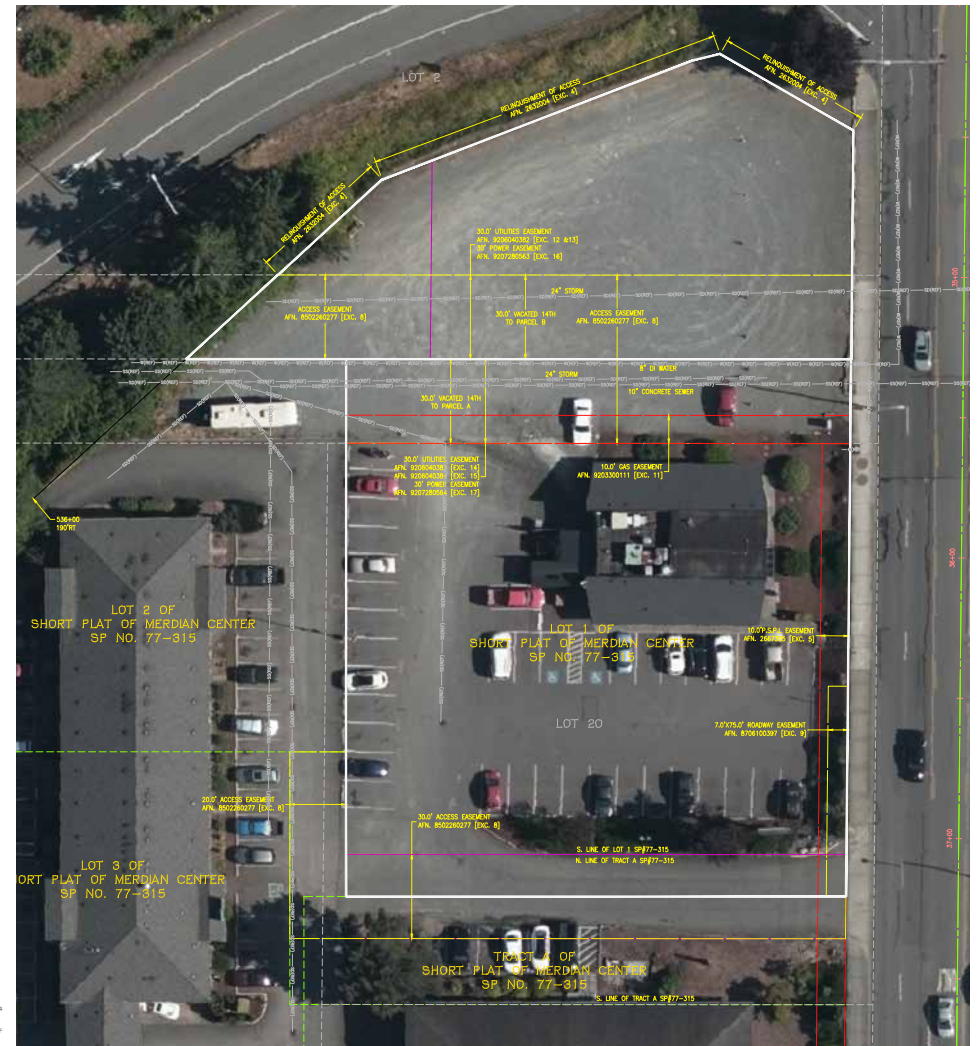
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL | 6.0% | 4.5% | 5.3% |
| HIGH SCHOOL DIPLOMA | 31.9% | 28.7% | 28.5% |
| SOME COLLEGE | 22.8% | 24.9% | 24.9% |
| ASSOCIATE | 12.9% | 12.9% | 11.6% |
| BACHELOR'S | 14.7% | 17.7% | 18.8% |
| GRADUATE | 7.2% | 8.6% | 8.8% |

Data Source: ©2023, Sites USA

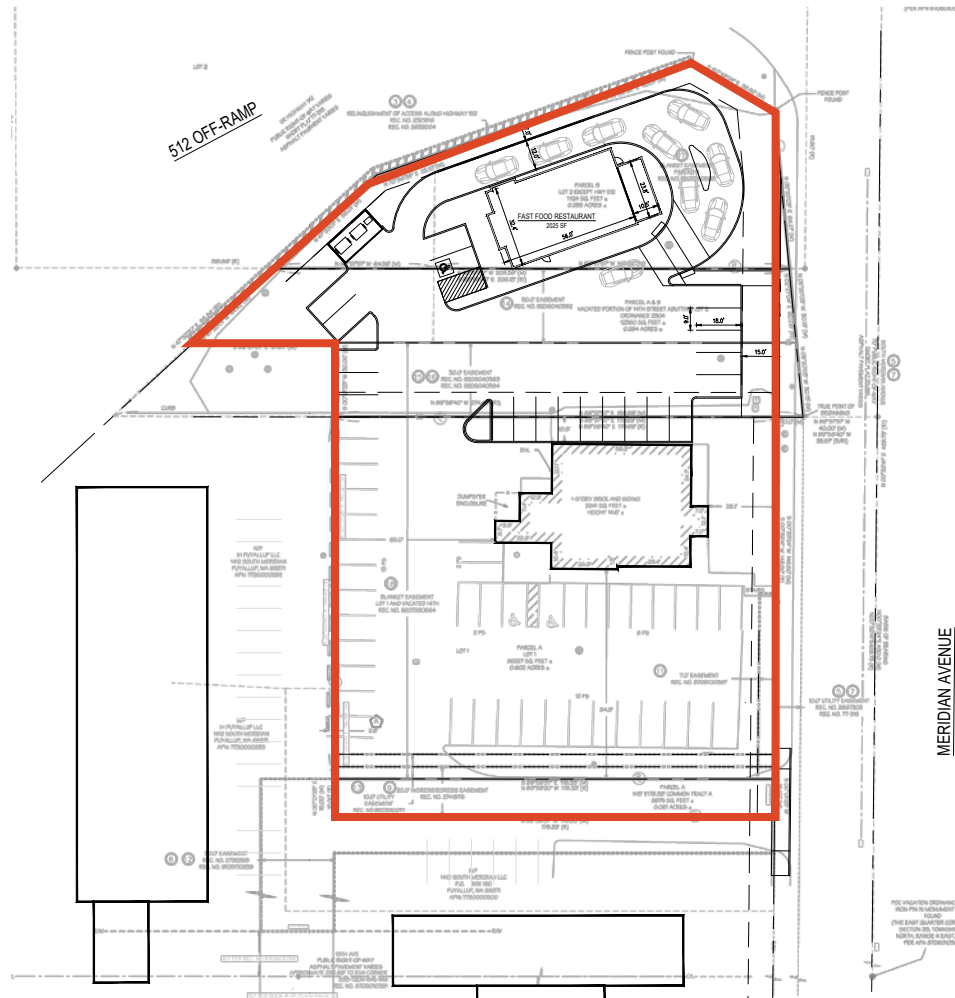
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CONCEPTUAL REDEVELOPMENT



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