

RETAIL FOR SUBLEASE

SOUNDER SQUARE

926 EAST MAIN STREET, SUMNER, WA 98390



FOR SUBLEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

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926 NORTH M STREET



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EXECUTIVE SUMMARY

926 NORTH M STREET



OFFERING SUMMARY

AVAILABLE SF:	498
LEASE RATE:	\$685.00/Month, Modified Gross
LEASE TERM:	Sublease through 08/31/2029
FRONTAGE:	Main Street
RENOVATED:	2010
PARKING:	Surface

PROPERTY OVERVIEW

Discover a flexible and efficient office opportunity in the heart of Sumner's commercial core. upstairs office in downtown Sumner. open office space—ideal for small businesses, remote teams, or satellite operations looking for a strategic location. A Thriving Small-Town Hub with Big Connectivity Located in the heart of the Puget Sound region, Sumner, WA combines small-town charm with strategic accessibility. Known for its historic downtown, vibrant community, and business-friendly environment, Sumner is a growing destination for companies seeking convenience without the congestion of larger cities. Located on the 2nd floor with stair access only.



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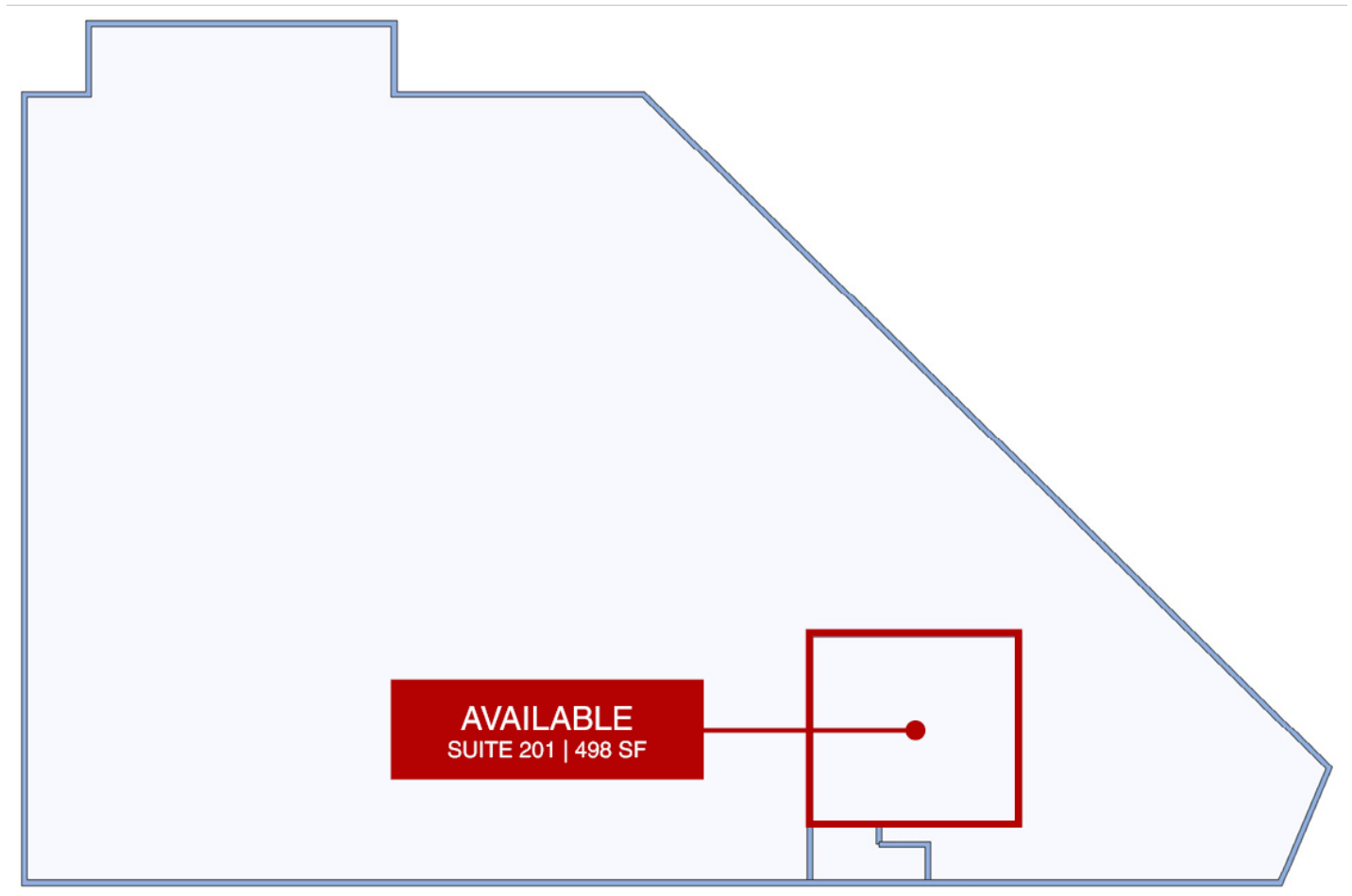
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SUITE 201 | 498 SF | SUBLEASE THROUGH 08/31/2029

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LOCATION & HIGHLIGHTS

926 NORTH M STREET



LOCATION INFORMATION

Building Name: Sounder Square

Street Address: 926 East Main Street

City, State, Zip: Sumner, WA 98390



County: WA - Pierce

Market: Pierce County

Sub-market: Sumner



LOCATION OVERVIEW

In Sumner's prime retail corridor, Main Street. Access provided from both the arterial and the side street, Traffic counts on Main Street include 7,000 CPD, Blocks from Sumner High School.

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LOCATION MAPS

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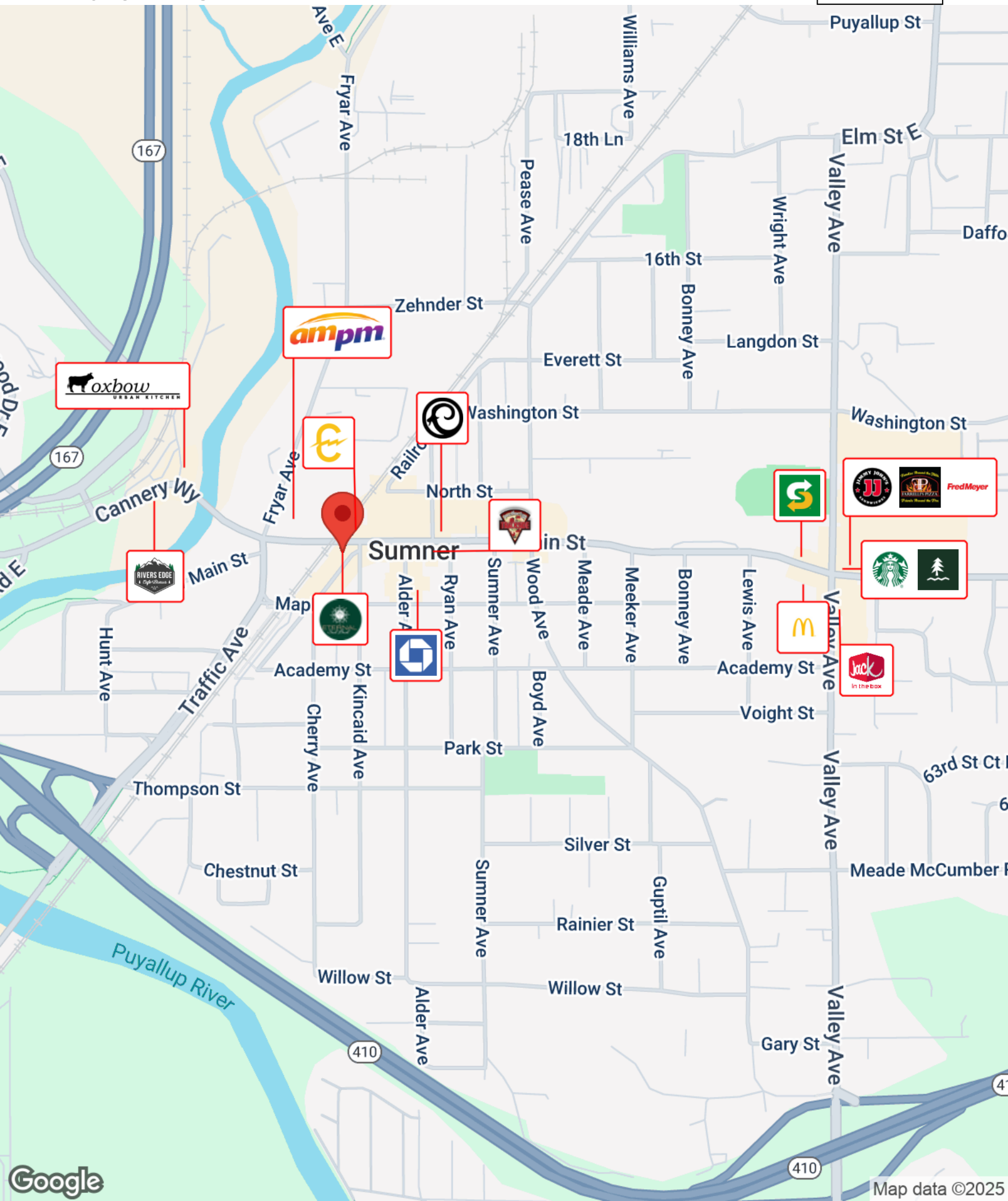
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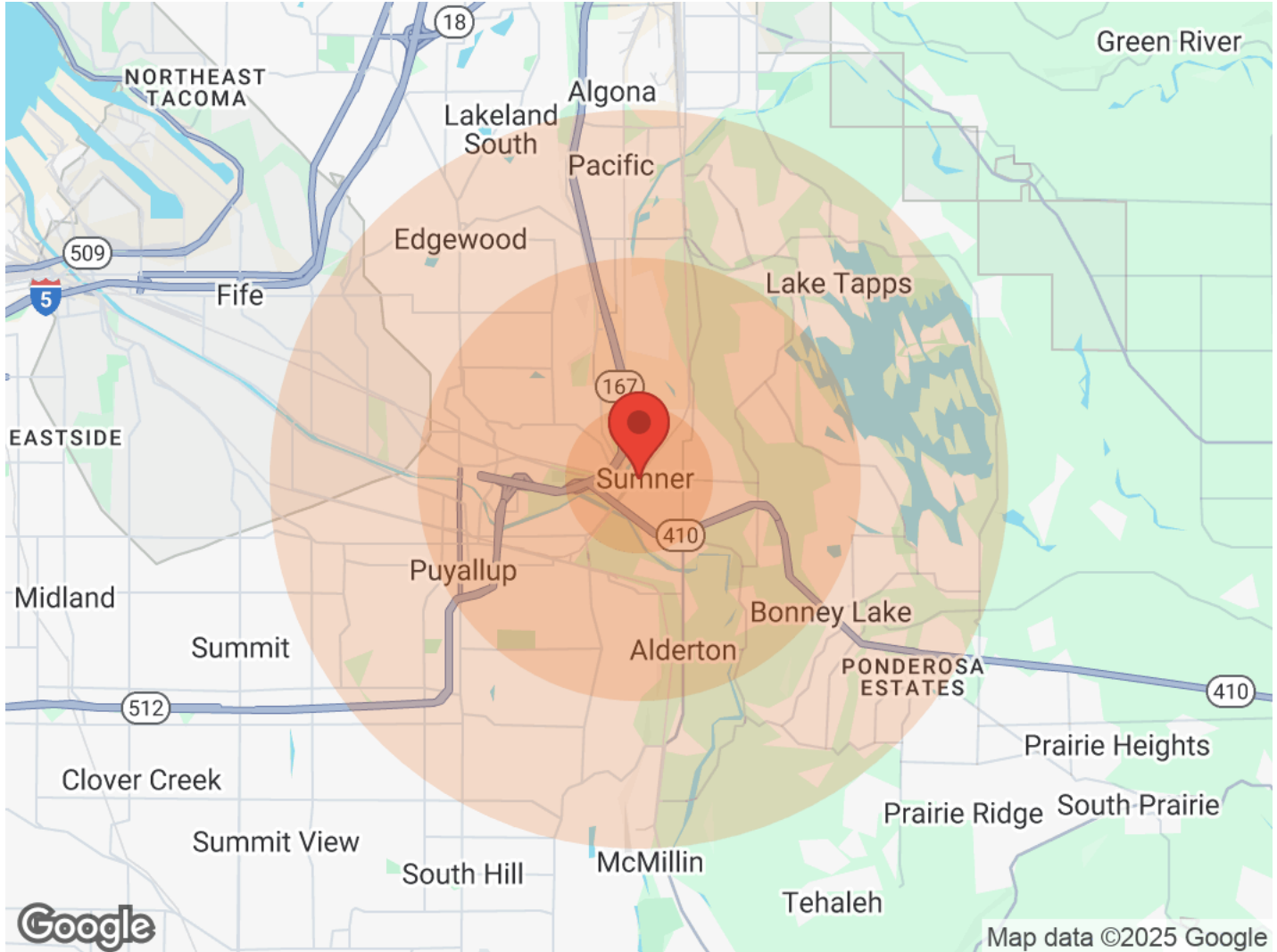
BUSINESS MAP

926 NORTH M STREET



DEMOGRAPHICS

926 NORTH M STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,692	20,129	66,589
Female	2,919	21,549	69,533
Total Population	5,611	41,678	136,122

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,093	7,793	26,595
Ages 15-24	730	5,580	18,980
Ages 25-54	2,023	15,639	51,194
Ages 55-64	714	5,478	17,454
Ages 65+	1,051	7,188	21,899

Race	1 Mile	3 Miles	5 Miles
White	5,195	37,652	118,840
Black	20	275	1,581
Am In/AK Nat	N/A	110	449
Hawaiian	N/A	64	384
Hispanic	472	2,917	9,815
Multi-Racial	730	5,402	19,956

Income	1 Mile	3 Miles	5 Miles
Median	\$62,142	\$60,546	\$66,073
< \$15,000	196	1,173	3,302
\$15,000-\$24,999	151	1,034	3,689
\$25,000-\$34,999	220	1,635	4,484
\$35,000-\$49,999	505	2,874	7,602
\$50,000-\$74,999	526	2,941	10,406
\$75,000-\$99,999	356	2,423	8,182
\$100,000-\$149,999	317	3,018	9,717
\$150,000-\$199,999	32	1,054	3,326
> \$200,000	31	373	1,695

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,605	18,427	56,707
Occupied	2,435	17,073	53,083
Owner Occupied	1,341	10,621	35,542
Renter Occupied	1,094	6,452	17,541
Vacant	170	1,354	3,624

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