



**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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# RETAIL / OFFICE SPACES

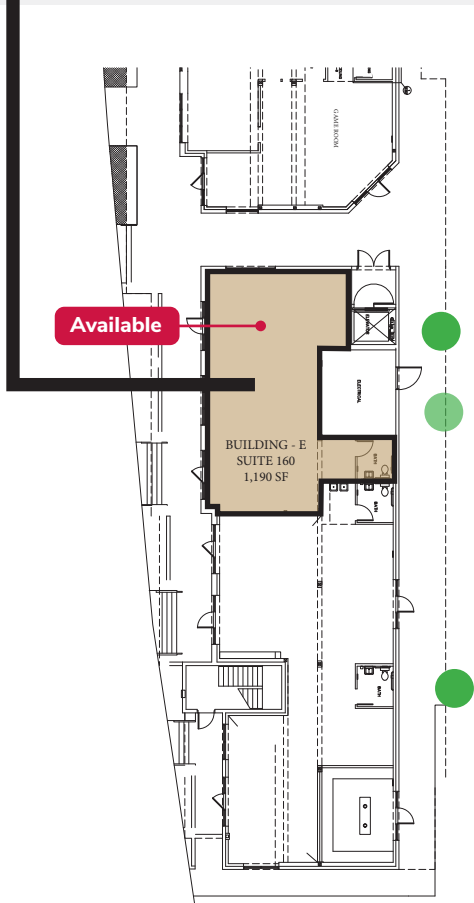
One retail / office suite available, total of 1,190 SF



## AVAILABLE FOR LEASE

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

Ready for tenant improvements, with generous TI allowances



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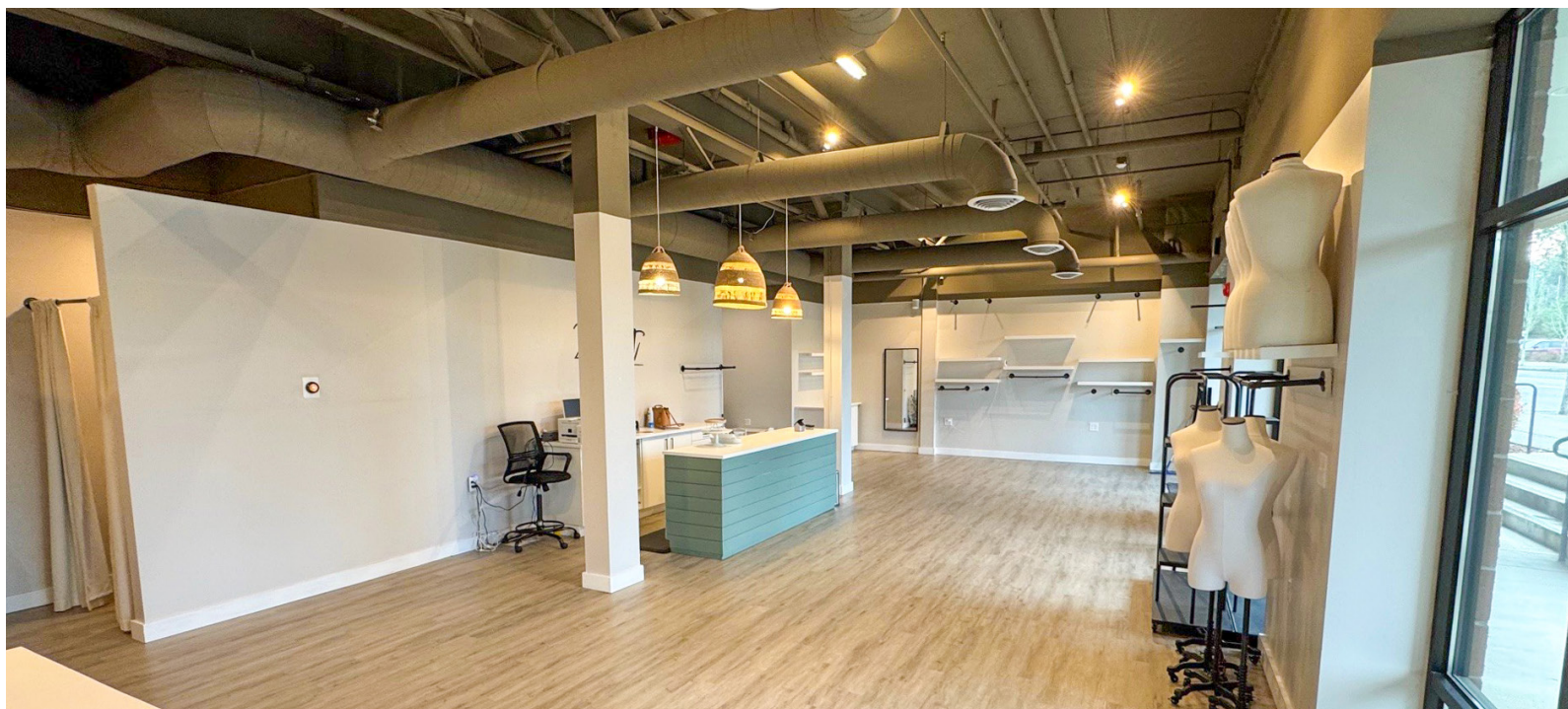
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TRAX AT DUPONT STATION  
APARTMENTS

# PROPERTY PHOTOS



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# SURROUNDING AREA

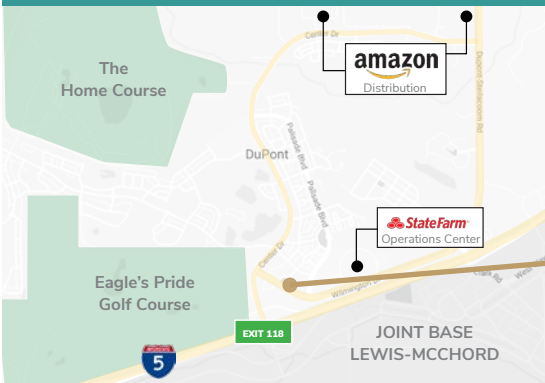


## DEMOGRAPHICS (not including JBLM)

	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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