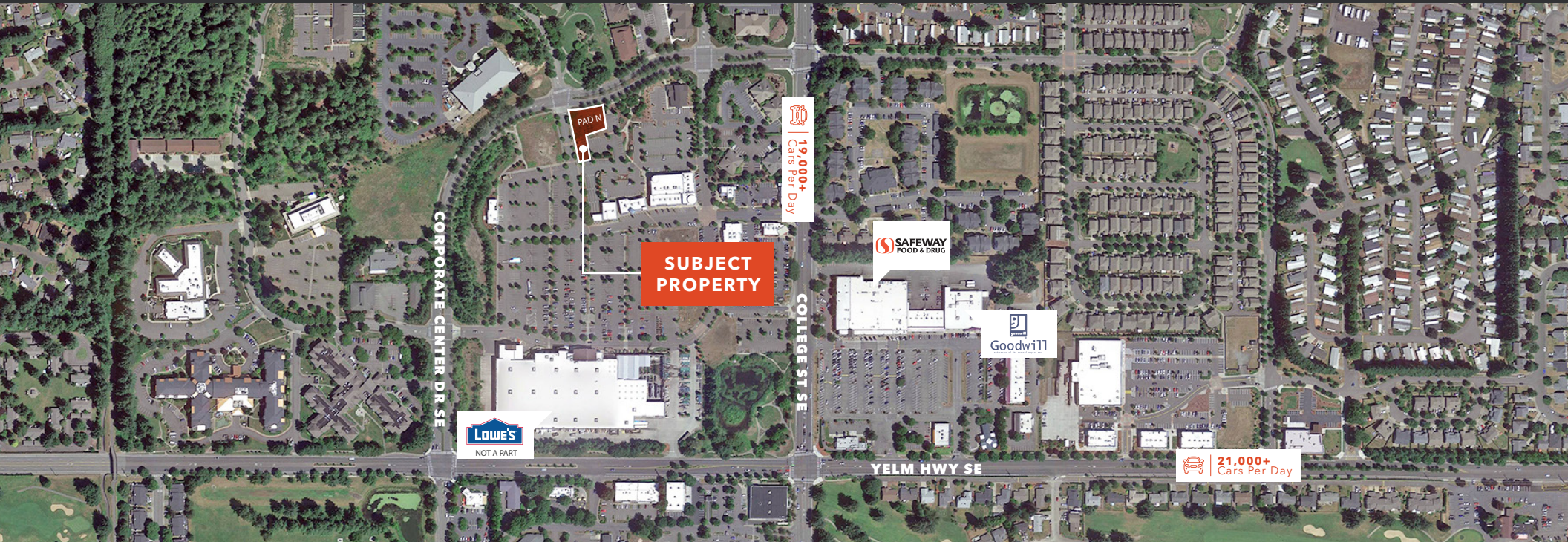




5320 Tiffani Ln SE

5320 TIFFANI LN SE | LACEY, WA

FOR SALE \$825,000



0.79 Acres Next to Lowe's and Safeway on Yelm Hwy SE

RYAN HADDOCK
360.596.9151
ryan.haddock@kidder.com

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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AVAILABLE PAD LOTS

Pad	Parcel	Land Area AC	Zoning
N	58040000600	0.79	Community Commercial



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Neighboring Businesses



0.79 Acres

LOCATED in highly desirable south Lacey

HIGH traffic counts 40,000 cars per day at intersection

AMAZING synergy in anchored shopping center with mostly national retailers

NEW Retail/Office zoning allowing for multitude of uses

CITY of Lacey has conditionally approved drive-thru at this location

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	13,609	69,277	142,259
Median HH Income	\$74,812	\$81,157	\$76,791
Employment	2,040	12,057	74,651

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Potential Building Layout



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