

FOR SALE

22821 MERIDIAN E

*Prime Graham 1.07 Acre
Parcel Available for Sale*

Meridian Frontage

Mostly Level Site

Excellent Visibility

Just South of 224th & Meridian Intersection

Zoned Rural Activity Center (RAC)

\$450,000

SALE PRICE

JEROME O'LEARY

T 253.779.9292

C 253.732.2600

jerome.oleary@kidder.com

22821 MERIDIAN E
GRAHAM, WA

SUBJECT
PROPERTY

MERIDIAN E

229TH STE



KIDDER.COM

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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

km Kidder
Mathews



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	1,276	32,884	78,318
2020 CENSUS	1,400	40,957	96,436
2024 ESTIMATED	1,385	43,786	100,496
2029 PROJECTED	1,373	47,214	104,702

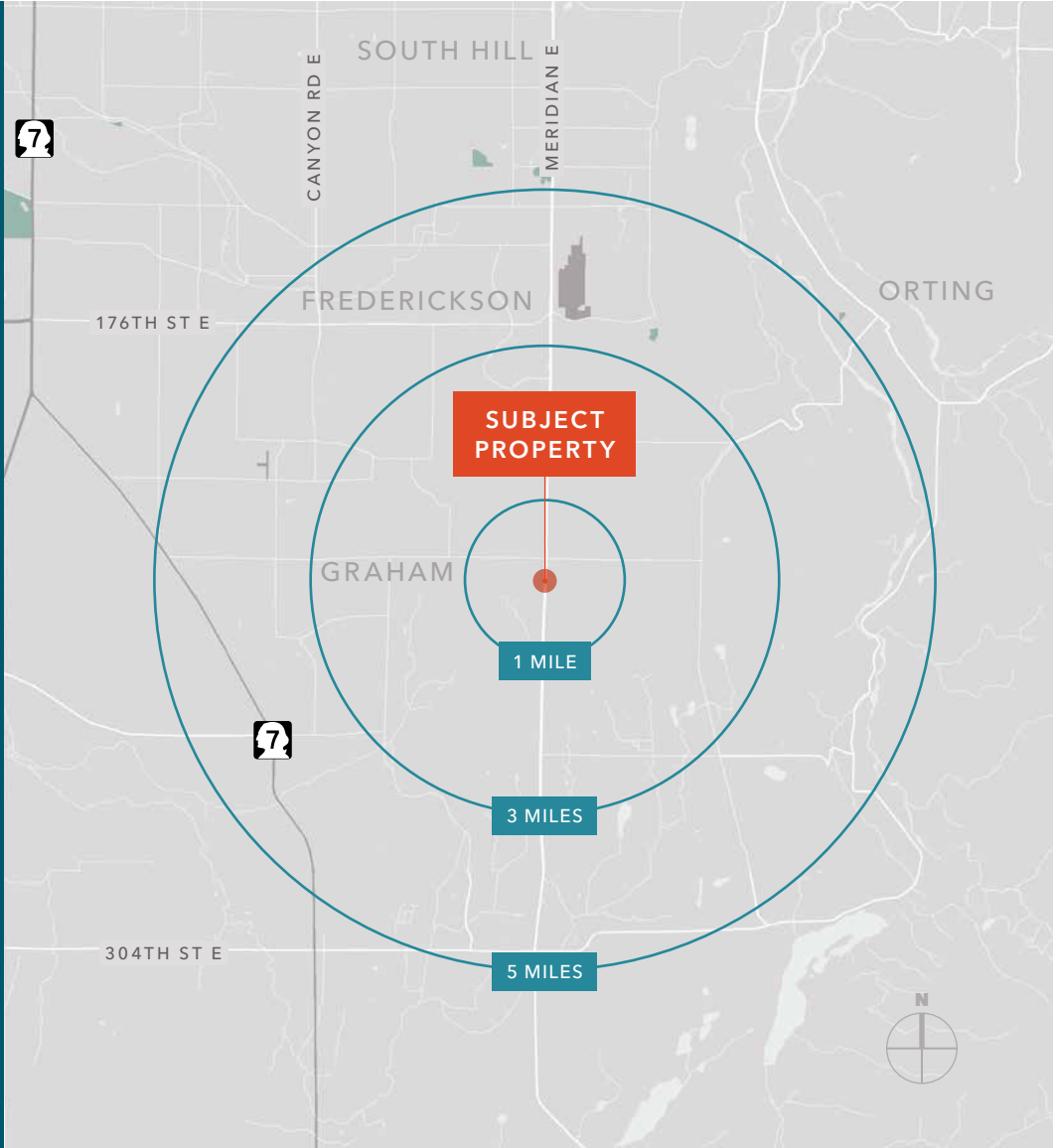
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.2	35.0	35.5
% FEMALE	49.3%	49.9%	49.8
% MALE	50.7%	50.1%	50.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$106,720	\$114,841	\$115,026
2029 MEDIAN PROJECTED	\$108,362	\$116,577	\$118,515
2024 AVERAGE	\$137,957	\$146,911	\$146,678
2029 AVERAGE PROJECTED	\$144,001	\$150,677	\$152,874

Data Source: ©202, Sites USA



KIDDER.COM

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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.