

# 9805 & 9815 GRAVELLY LAKE DR SW

LAKEWOOD, WA 98499

0.85 Acre Redevelopment



EXCELLENT RETAIL REDEVELOPMENT OPPORTUNITY OR OFFICE OWNER/USER

**Total Building Size: 4,740 SF (3 Buildings)**



**Total Land Size: 0.85 Acres**



**Sale Price: \$2,079,000**



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## SALE INFORMATION

|                     |                                                                                 |
|---------------------|---------------------------------------------------------------------------------|
| Total Land Size     | 0.85 Acres                                                                      |
| 9805 Gravelly Lake  | 0.54 acres (22,835 SF)                                                          |
| 9815 Gravelly Lake  | 0.31 acres (13,686 SF)                                                          |
| Zoning              | CBD<br>(Central Business District - Lakewood)                                   |
| Total Building Size | 4,740 (3 Buildings)                                                             |
| Site Attributes     | Gravelly Lake Dr Frontage<br>Corner Lot<br>Great Visibility                     |
| Income              | 9815 Gravelly Lake Dr SW currently nets<br>\$5,800/mo<br>Lease expires 10/31/27 |
| Sale Price          | \$2,079,000                                                                     |



## DEMOGRAPHICS

| Population      | 2 Mile | 3 Mile  | 5 Miles |
|-----------------|--------|---------|---------|
| 2030 Projection | 43,643 | 103,624 | 240,683 |
| 2025 Estimate   | 42,830 | 101,487 | 236,360 |
| Households      | 2 Mile | 3 Mile  | 5 Miles |
| 2030 Projection | 17,885 | 40,130  | 91,352  |
| 2025 Estimate   | 17,551 | 39,301  | 89,678  |

## ZONING ALLOWS FOR

- Retail
- Restaurant/Bar/Coffee Shop
- Fitness Facility
- Gas Station
- Daycare
- Medical Office



## NEARBY DEVELOPMENTS

