

LEASE

MERIDIAN AVE LAND

194xx S Meridian Ave Puyallup, WA 98338



OFFERING SUMMARY

Available SF: 40,566 SF

Lease Rate: Negotiable

Lot Size: 2.0 Acres

PROPERTY OVERVIEW

Large level pad adjacent to new AM/PM. Meridian Avenue frontage with shared access to 194th Street. Sublease from adjacent AM/PM. MUD Zoned. Great for QSR.

PROPERTY HIGHLIGHTS

- Mixed-Use District (MUD) Zoning allows for many uses
- Sublease from adjacent AM/PM
- Stoplight access at 194th Street
- Joint driveway access with AM/PM
- 36,000 VPD

Kim Adams, CCIM

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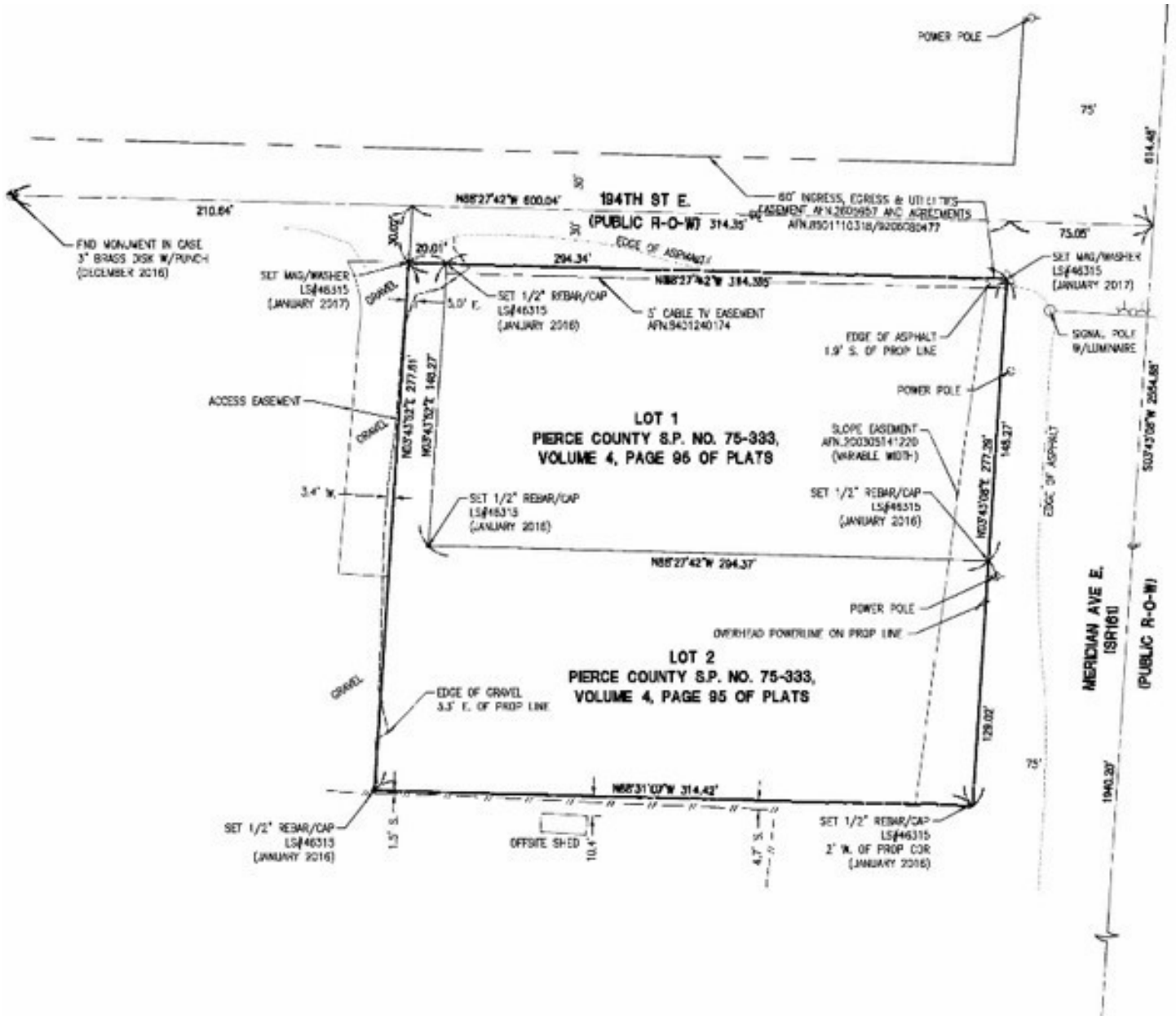


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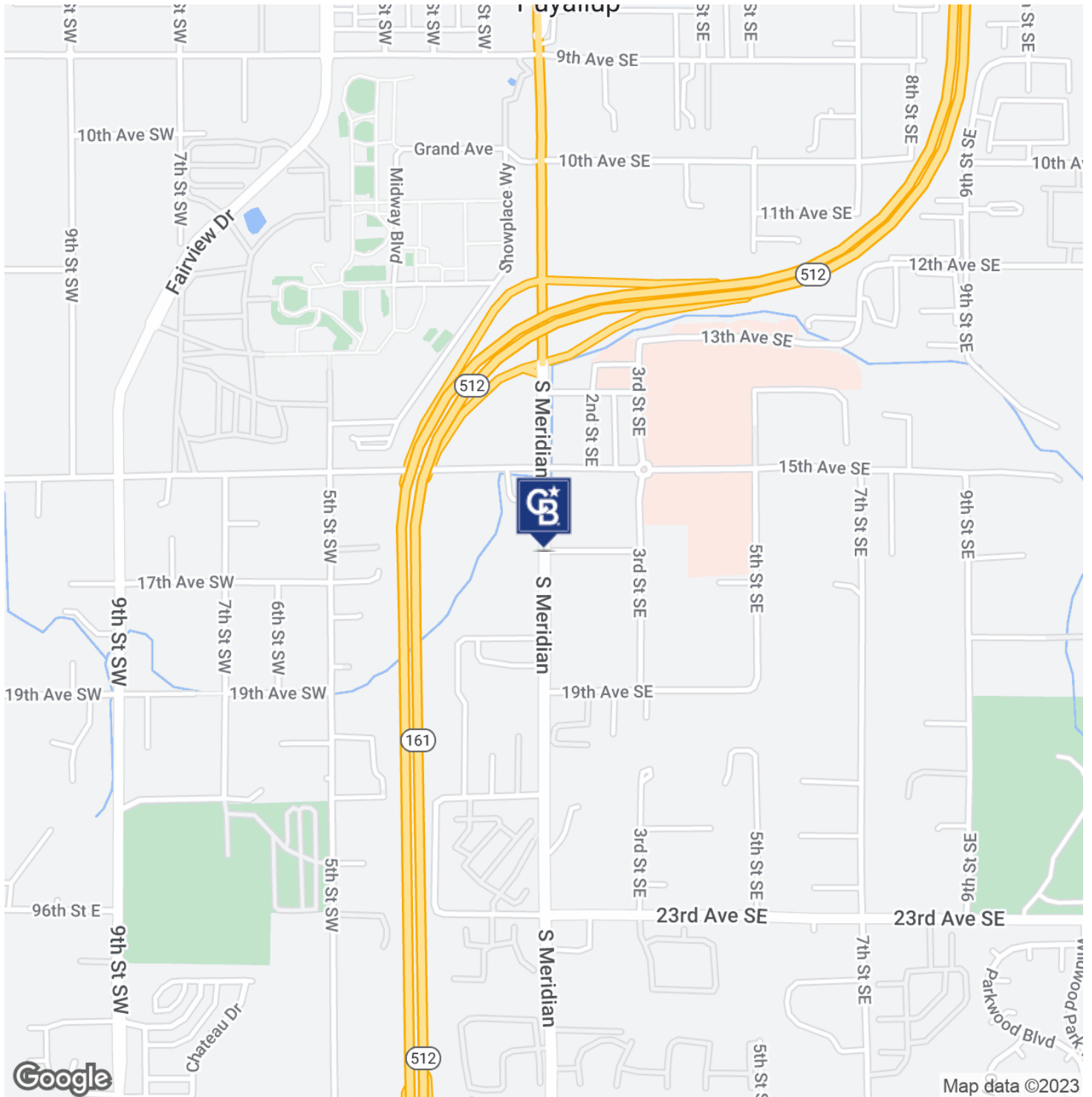


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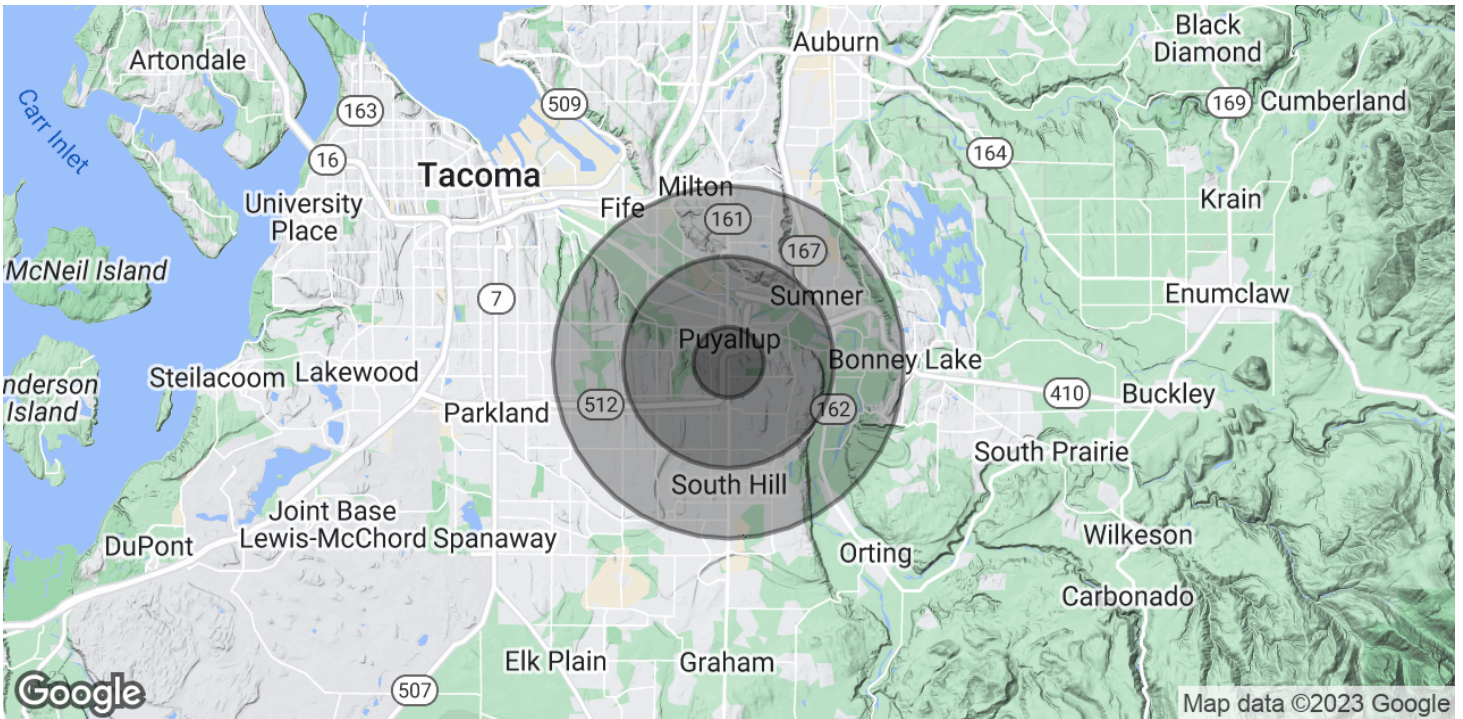


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 8,965 | 76,608 | 161,092 |
| Average Age | 34.8 | 34.9 | 35.8 |
| Average Age (Male) | 32.6 | 33.9 | 35.1 |
| Average Age (Female) | 35.4 | 35.6 | 36.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,507 | 30,495 | 62,412 |
| # of Persons per HH | 2.6 | 2.5 | 2.6 |
| Average HH Income | \$62,904 | \$66,852 | \$73,049 |
| Average House Value | \$357,802 | \$317,786 | \$319,303 |

* Demographic data derived from 2020 ACS - US Census

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