

FOR LEASE

FEDERAL WAY CROSSING

*3,132 SF Retail Space Available Now
in Federal Way, WA*

35007 ENCHANTED PKWY S, FEDERAL WAY, WA 98003



KIDDER.COM

km Kidder
Mathews



PROPERTY HIGHLIGHTS

Located in one of the largest power centers in Seattle MSA

Anchored by major tenants

Modern aesthetic

Excellent exposure to high trafficked Enchanted Parkway South

Situated one block west of Interstate 5 Interchange and SR 18 Interchange

3,132 SF

AVAILABLE

\$45.00

PSF + NNN

JOIN CURRENT TENANTS



FEDERAL WAY CROSSING



LOCATED IN
FEDERAL WAY
RETAIL CORE



CLOSE ACCESS
TO I-5



38,033+ AVG
DAILY TRAFFIC
ENCHANTED
PKWY S



38,387 AVG
DAILY TRAFFIC
S 348TH ST



FEDERAL WAY CROSSING



DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2010 CENSUS	16,522	95,273	209,166
2020 CENSUS	19,934	109,742	239,256
2025 ESTIMATED	20,586	109,331	240,356
2030 PROJECTED	20,612	106,401	234,961

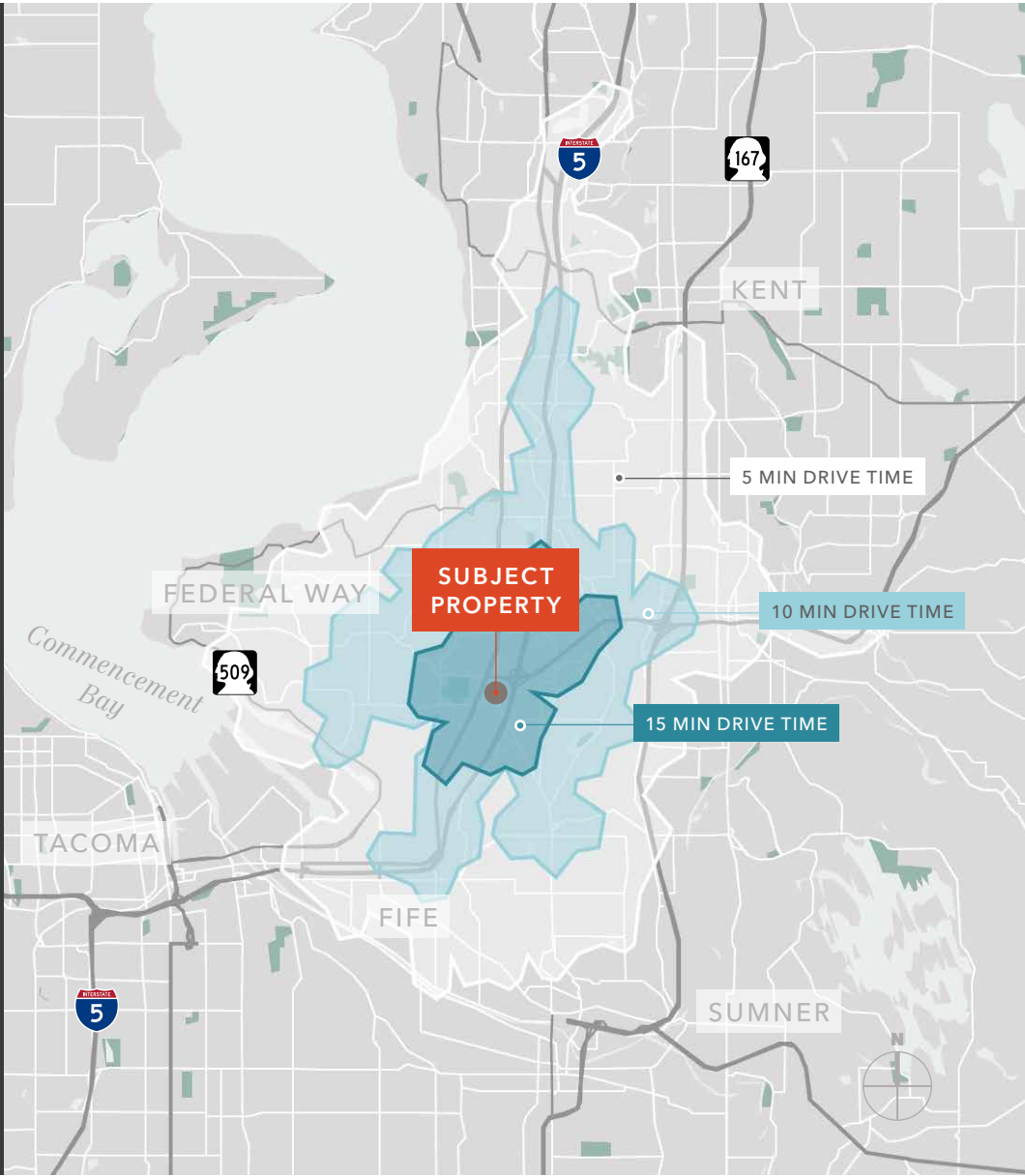
MEDIAN AGE & GENDER

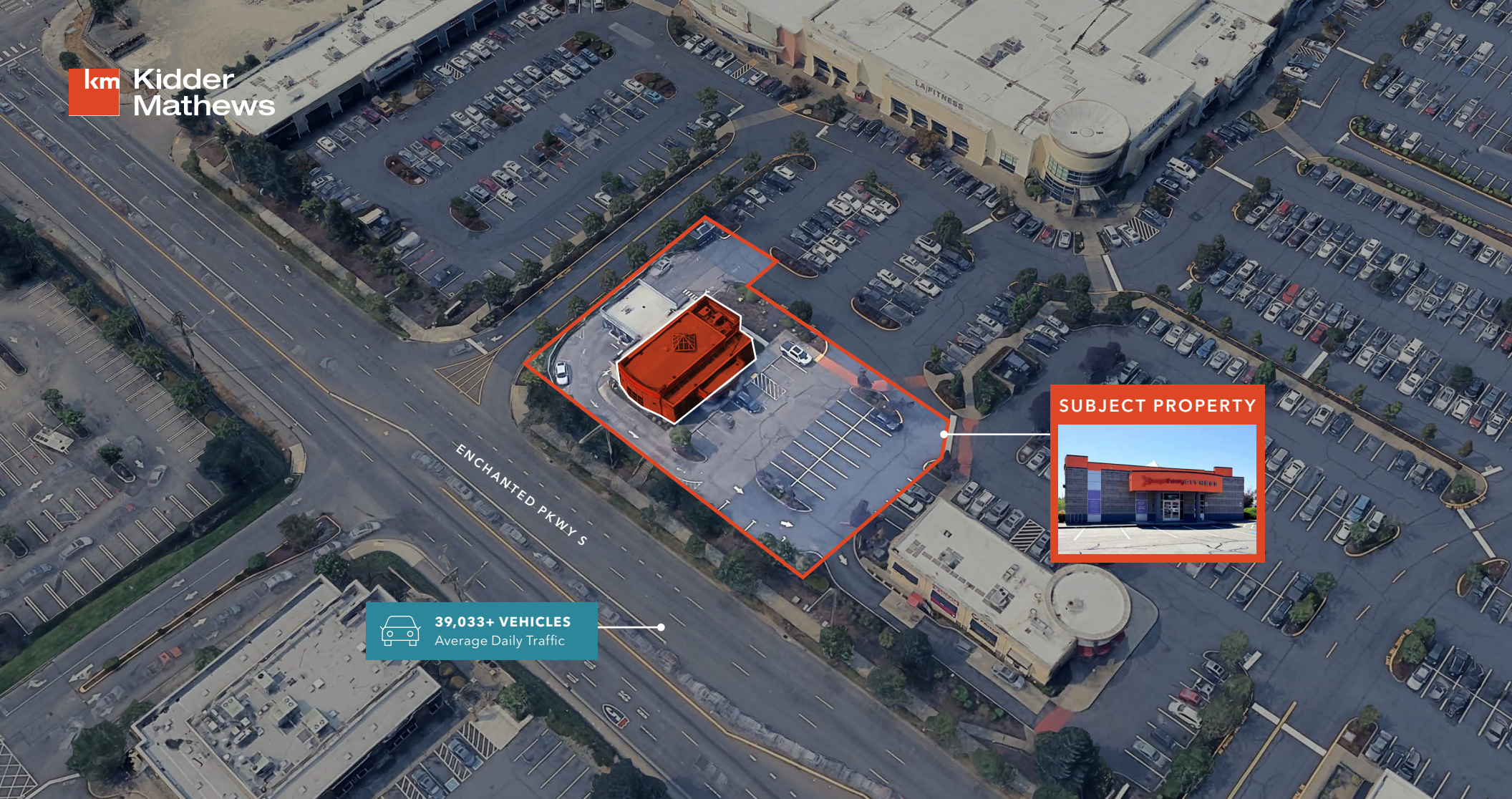
	5 Min	10 Min	15 Min
MEDIAN AGE	36.9	36.2	36.8
% FEMALE	51.1%	50.2%	50.0%
% MALE	48.9%	49.8%	50.0%

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2025 MEDIAN	\$85,113	\$96,698	\$99,566
2025 AVERAGE	\$103,820	\$117,933	\$123,794

Data Source: ©2025, Sites USA





SUBJECT PROPERTY



39,033+ VEHICLES
Average Daily Traffic

Exclusively listed by

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