



**±11.5 ACRES OF LIGHT INDUSTRIAL LAND AVAILABLE FOR SALE**



**302 93RD AVE SE, TUMWATER, WA 98501**

Approximately 11.5 acres of Light Industrial (LI) zoned land available for purchase in Tumwater's established industrial and commercial district. Located at 302 93rd Avenue SE, the property offers a regular site configuration, convenient access to Interstate 5 via the nearby 93rd Avenue interchange, and flexibility for a variety of industrial and commercial uses.

**Sale includes real property only. The business currently operating on the property is not included in the offering.**

**SALE PRICE: \$3,500,000**

**SIZE: ±11.5 ACRES**

**PARCEL: 12714330202**

**ZONING: LIGHT INDUSTRIAL**

**CBA# 45060445**



This information, while obtained from sources we deem reliable, is not guaranteed. 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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**RANTSGROUP.com**

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## CONTACT

**Ian Zarosinski**

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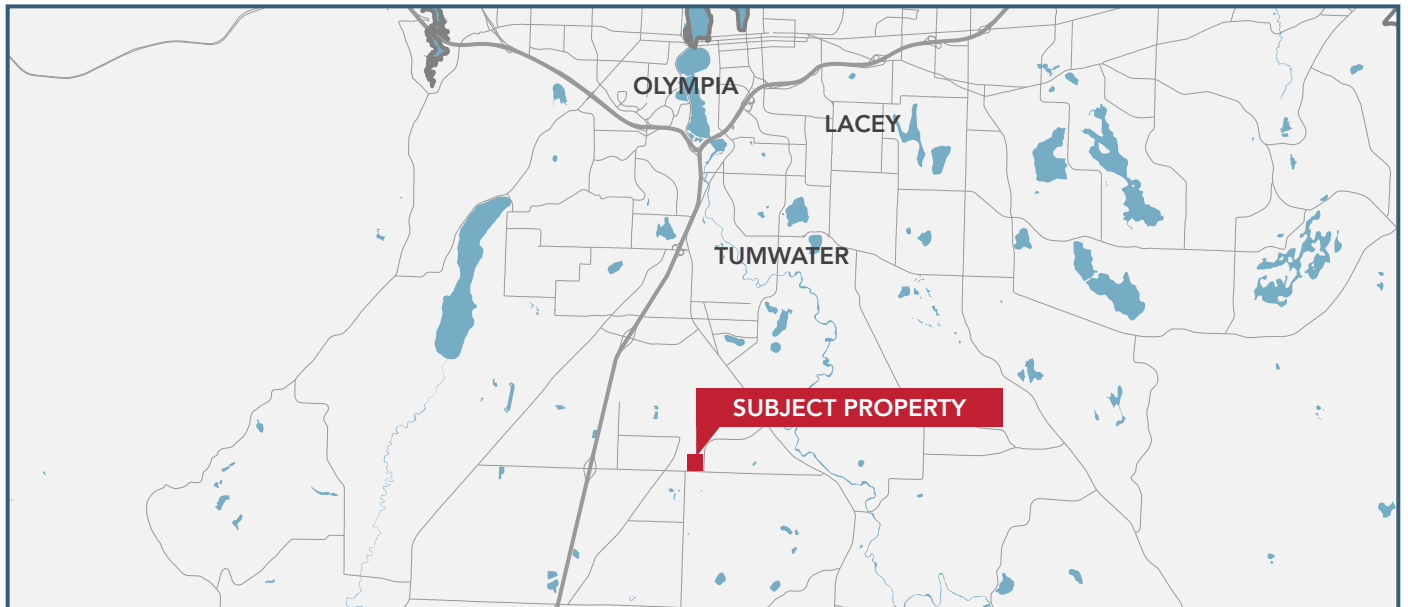
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DEMOGRAPHIC SUMMARY (5, 10, AND 15-MINUTE DRIVE TIMES)

DEMOGRAPHIC SUMMARY

|                                 | 5 MIN     | 10 MIN    | 15 MIN    |
|---------------------------------|-----------|-----------|-----------|
| 2025 POPULATION (EST)           | 3,573     | 20,155    | 96,017    |
| 2030 POPULATION (PROJ)          | 3,677     | 21,038    | 99,234    |
| 2025-2030 POPULATION GROWTH %   | 2.9%      | 4.4%      | 3.4%      |
| 2025 HOUSEHOLDS (EST)           | 1,281     | 7,987     | 40,441    |
| 2030 HOUSEHOLDS (PROJ)          | 1,326     | 8,397     | 42,114    |
| 2025-2030 HOUSEHOLD GROWTH %    | 3.5%      | 5.1%      | 4.1%      |
| 2025 HOUSEHOLD INCOME (AVG)     | \$133,522 | \$117,178 | \$113,983 |
| 2025 HOUSEHOLDS OWNER-OCCUPIED  | 1,095     | 5,369     | 23,617    |
| 2025 HOUSEHOLDS RENTER-OCCUPIED | 186       | 2,618     | 16,824    |
| 2025 MEDIAN AGE                 | 39        | 40.4      | 40.6      |

BUSINESS SUMMARY

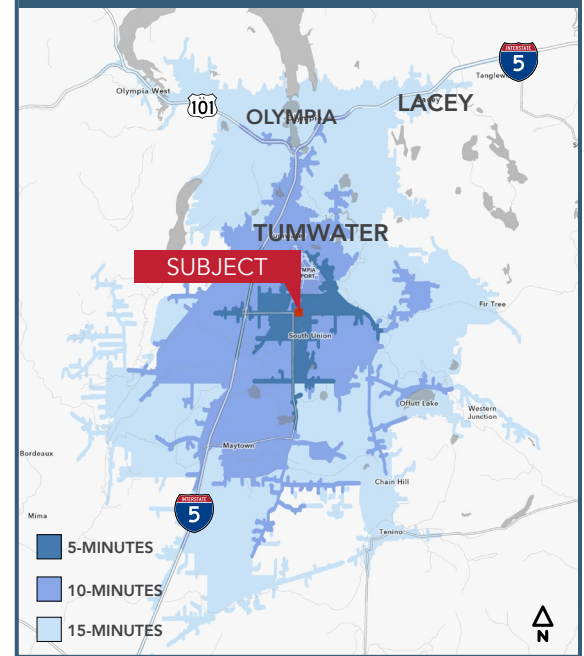
|                                           | 5 MIN | 10 MIN | 15 MIN |
|-------------------------------------------|-------|--------|--------|
| TOTAL BUSINESSES                          | 106   | 994    | 5,254  |
| TOTAL EMPLOYEES                           | 1,718 | 17,618 | 80,291 |
| TOTAL EMPLOYEE/POPULATION RATIO (PER 100) | 48.1  | 87.4   | 83.6   |

Source: Esri forecasts for 2025 and 2030. U.S. Census 2020. Esri-Data Axle (2025), Esri (2025)

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5, 10, AND 15-MINUTE DRIVE TIMES



REGIONAL MAP

