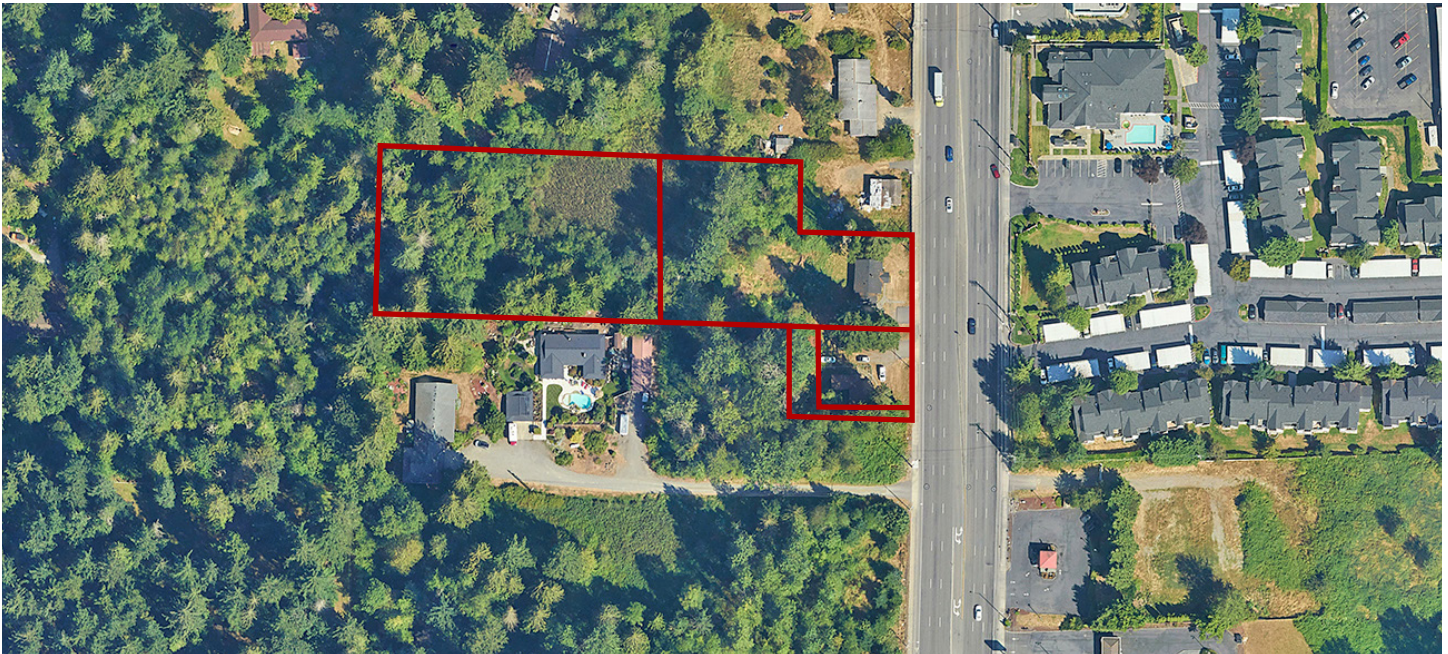


# 11708-11716 CANYON ROAD EAST



FOR SALE

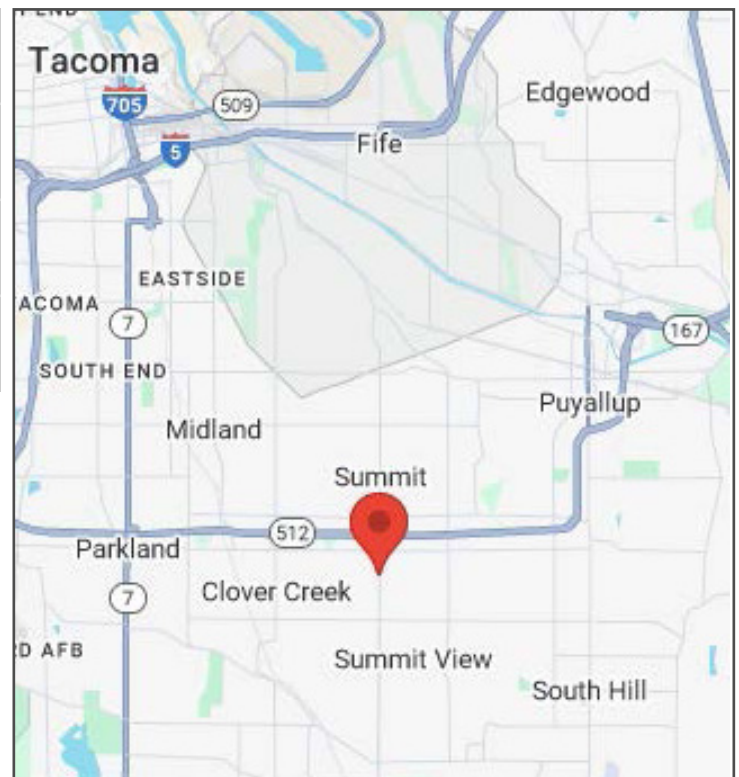


## OFFERING SUMMARY

<b>AVAILABLE AC:</b>	2.35 AC
<b>SALE PRICE:</b>	\$1,200,000
<b>FRONTAGE:</b>	Canyon Road East
<b>ZONING:</b>	Urban Corridor

## LOCATION OVERVIEW

The Canyon Road Corridor is a crucial link for Pierce County commuters, freight traffic, and local businesses between the booming industrial area of Frederickson and the Port of Tacoma. This corridor has been the focus of many recent infrastructure projects aimed at improving connections to Interstate 5, reducing congestion, and accommodating future growth in the area. Great location for any business that wants great visibility and easy access!



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Puyallup, WA 98372



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gfletcher@kwcommercial.com

# 11708-11716 CANYON ROAD EAST

PUYALLUP, WA



## PROPERTY HIGHLIGHTS

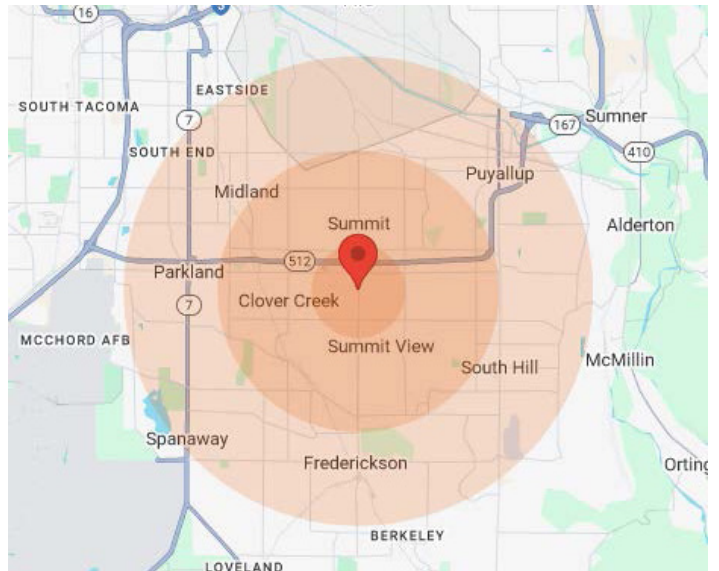
- 2.35 Acres - 4 Parcels
- Great Visibility along busy Canyon Road
- Urban Corridor Zoning allows for multiple commercial uses
- Within the Mid County Community Plan
- Two of the parcels have residential improvements currently to providing rental income structure to provide interim income during re-development

## DRIVE TIMES

FREDERICKSON	9 MINUTES
LAKEWOOD	17 MINUTES
PORT OF TACOMA	20 MINUTES
SUMNER	15 MINUTES
AUBURN	30 MINUTES

## DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Total Population	3,321	27,732	106,130
Median Income	\$61,181	\$64,845	\$57,386



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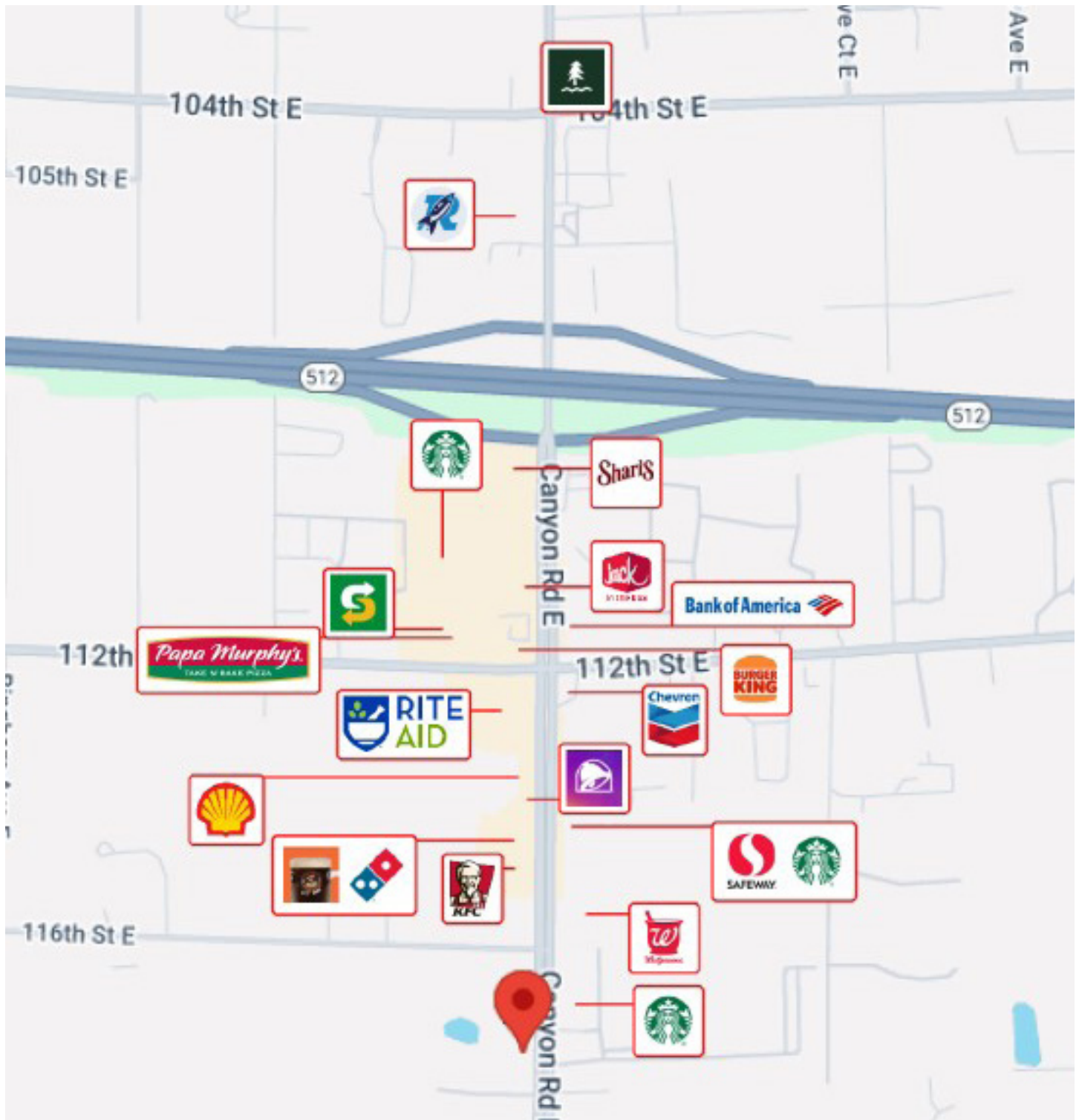
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# BUSINESS MAP

11708-11716 CANYON ROAD EAST



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# DISCLAIMER

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11708-11716 CANYON ROAD EAST

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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