

# TANGLEWILDE SHOPPING CENTER

7131 - 7269 Martin Way East, Lacey, WA 98516

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Introducing a prime commercial investment opportunity in Lacey! This premier property, located at 7131 - 7269 Martin Way East, boasts a 43,873 SF building with 25 units, offering versatility and potential for an array of retail operations. This well-maintained property features 100% occupancy and is strategically zoned MHDC. With its strategic location in Lacey, this property presents an exceptional opportunity for the astute retail investor seeking a stable and profitable addition to their portfolio.

### PROPERTY HIGHLIGHTS

- 44,603 SF building
- 25 units
- Zoned MHDC
- Strategic Lacey location
- 100% occupancy
- Multi-tenant layout suitable for a diverse mix of retail, services and dining operators.
- High visibility signage, including pylon opportunities facing the

### OFFERING SUMMARY

Sale Price:	\$11,500,000
Number of Units:	25
Lot Size:	4.66 Acres
Building Size:	43,873 SF
NOI:	\$631,518.00
Cap Rate:	5.49%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	1,443	3,221
Total Population	834	3,879	8,557
Average HH Income	\$101,744	\$100,165	\$97,112

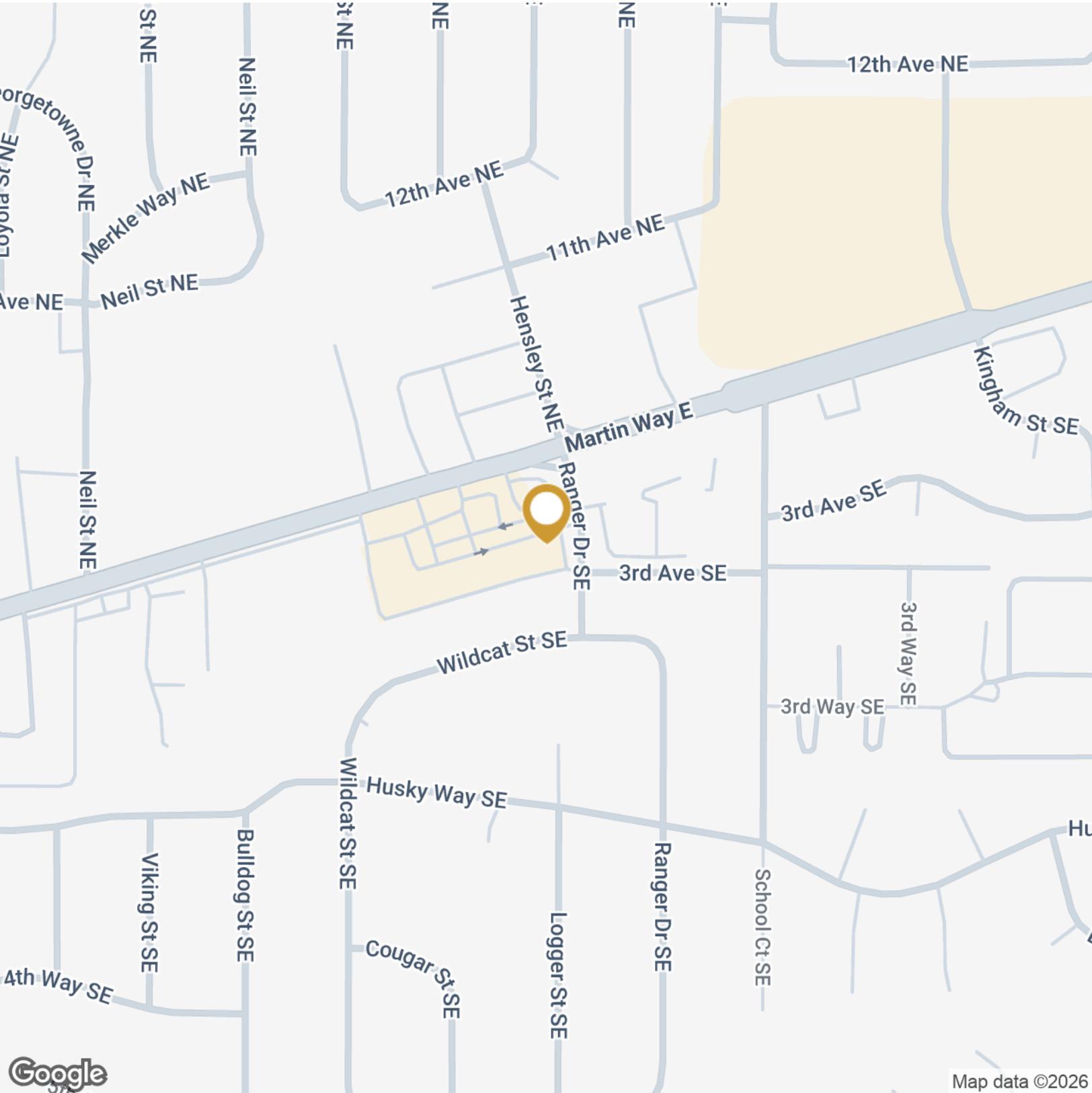
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LOCATION MAP



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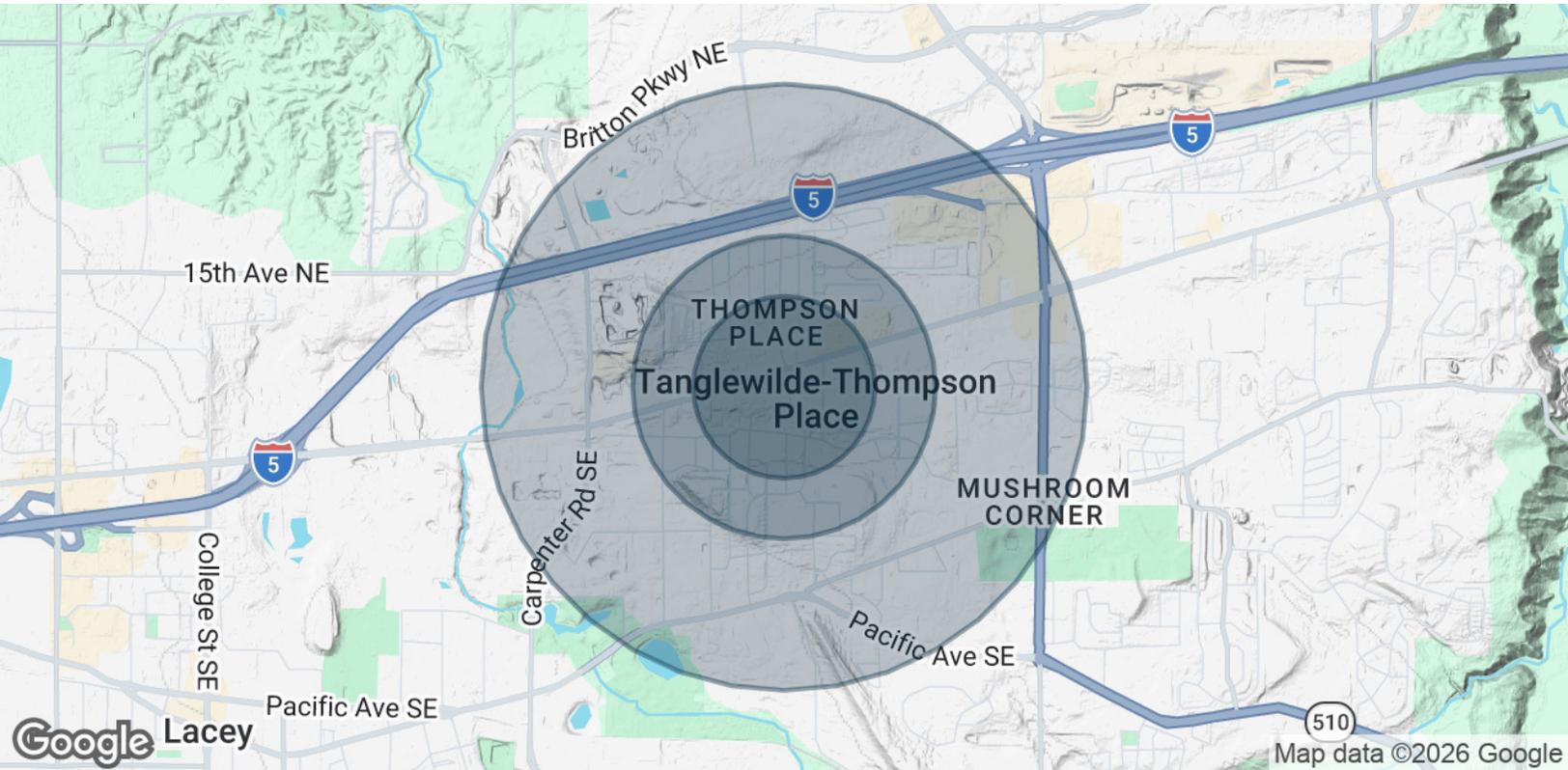


TOP AGENCY

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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	834	3,879	8,557
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	1,443	3,221
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$101,744	\$100,165	\$97,112
Average House Value	\$363,099	\$363,282	\$378,696

Demographics data derived from AlphaMap

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