



STAND-ALONE RESTAURANT

3,059 SF Retail Building for Sale or Lease

PLEASE DO NOT DISTURB TENANT

NEIGHBORING TENANTS





Property Highlights

YEAR BUILT	2007
BUILDING SF	3,059 SF
LOT SF	29,790 SF
LOT AC	0.68 AC
PARCEL NUMBER	250090-0030 (Federal Way Jurisdiction)
PARKING STALLS	38 spaces
TRAFFIC COUNTS	31,052 combined VPD (S 344th St & 16th Ave S)
TERMINATION	Early termination potential of Arby's Lease expiring April 2027

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SITE PLAN

Please do not disturb Tenant



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	5,001	86,699	195,500
2020 CENSUS	6,304	99,992	224,058
2024 ESTIMATED	7,050	97,672	217,671
2029 PROJECTED	7,408	96,787	215,058

MEDIAN AGE & GENDER

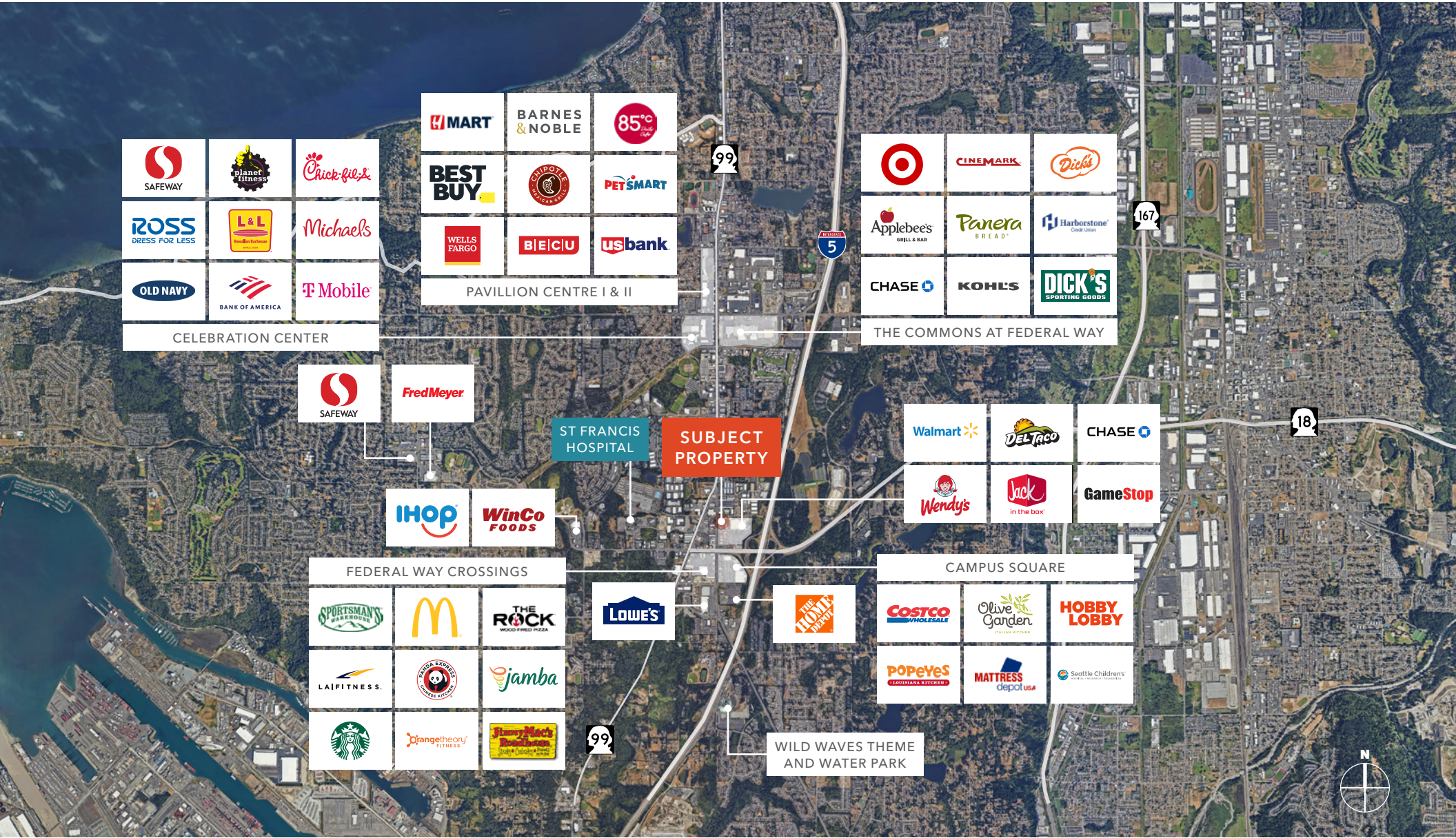
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.0	37.1	37.1
FEMALE	51.3%	50.3%	50.1%
MALE	48.7%	49.7%	49.9%

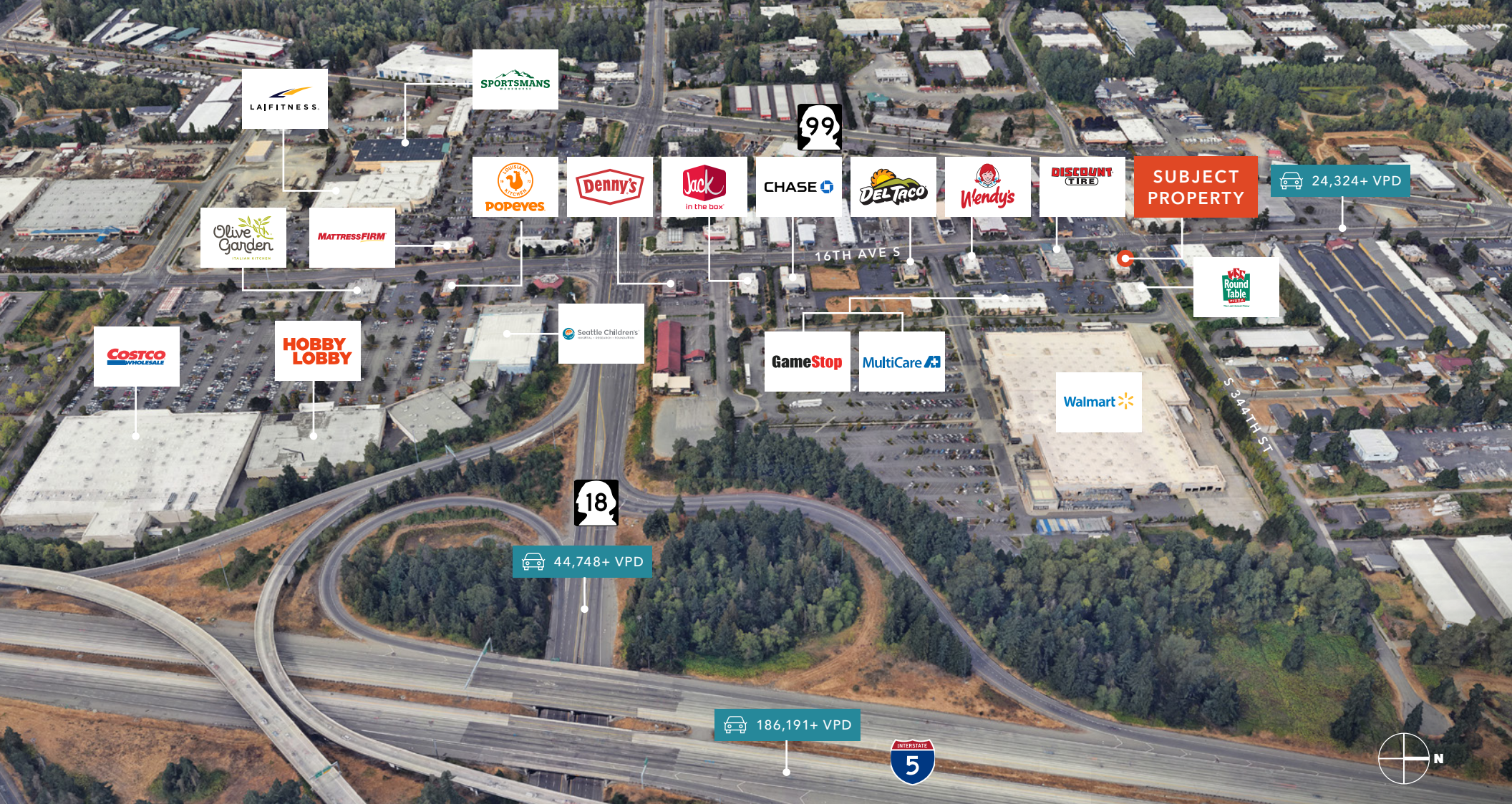
HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
EST. HOUSEHOLDS	2,525	35,496	80,152
2024 MEDIAN HH INCOME	\$67,348	\$101,847	\$100,834
2029 MEDIAN HH INCOME PROJ.	\$68,072	\$104,661	\$103,695
2024 AVERAGE HH INCOME	\$83,665	\$121,933	\$125,455
2029 AVERAGE HH INCOME PROJ.	\$84,944	\$127,184	\$131,277

Data Source: ©2023, Sites USA







Call Brokers for Availability and Rates

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