



**SALE/GROUND LEASE/BUILD TO SUIT**

# Pad Available

**2600 E LINCOLN AVE**

Sunnyside, WA 98944

**PRESENTED BY:**

**TAYLOR GIBBONS**

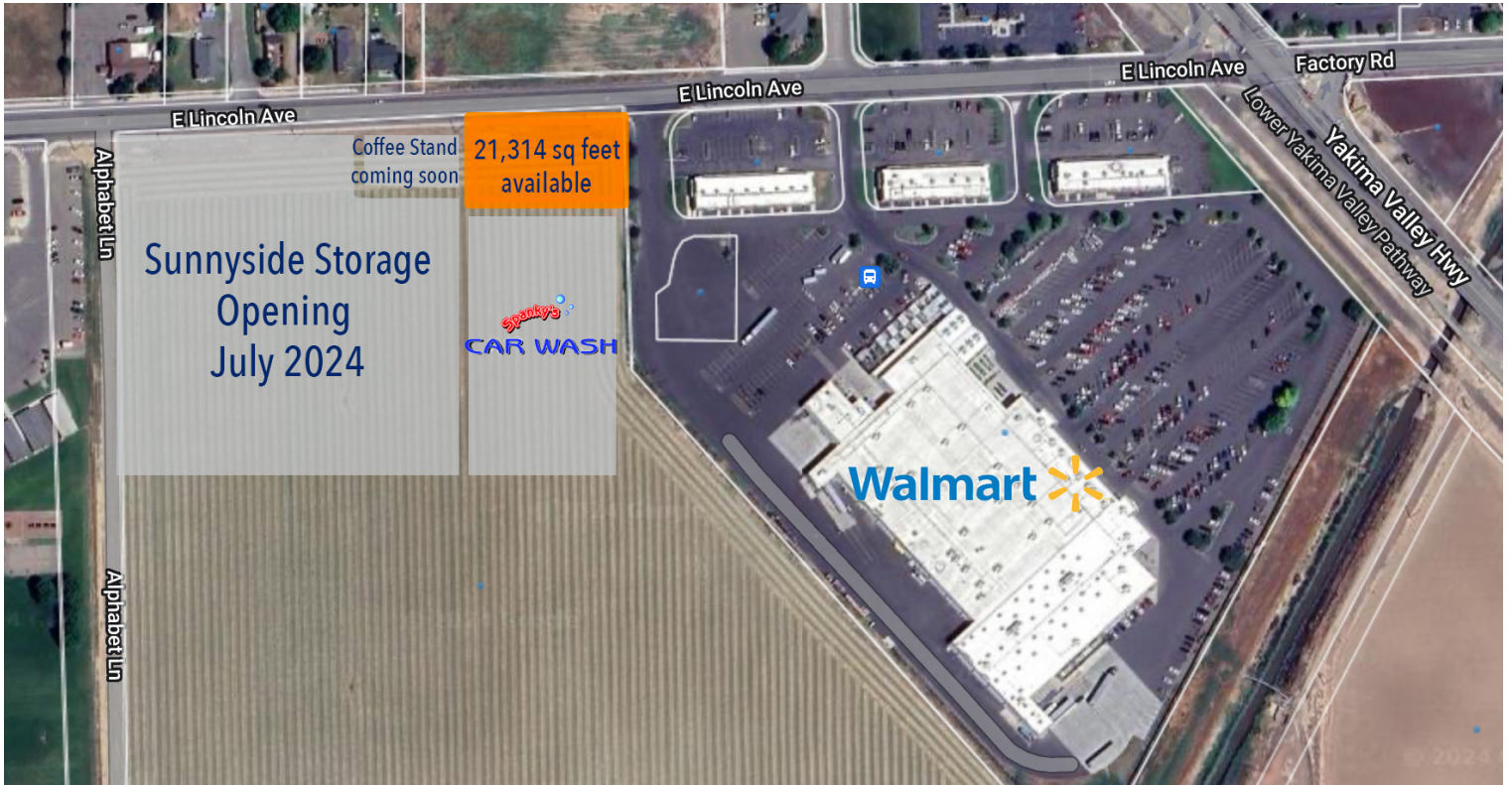
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$425,000
<b>LOT SIZE:</b>	21,314 SF

## PROPERTY DESCRIPTION

### VIDEO

C:\Users\taylo\Downloads\dji\_export\_20240510\_18(1).mp4

21,314 retail pad available For Sale, Ground Lease or Build to Suit.

New development adjacent to Walmart Center, Spanky's Car Wash, Sunnyside Storage and Coffee Stand.

Great visibility.

Easy access.

Zoned GC.

### TAYLOR GIBBONS

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# SITE PLAN



**Sunnyside Storage  
Opening  
July 2024**

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# ADDITIONAL PHOTOS



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## PAD NEXT TO CAR WASH



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## CAR WASH AND COFFEE



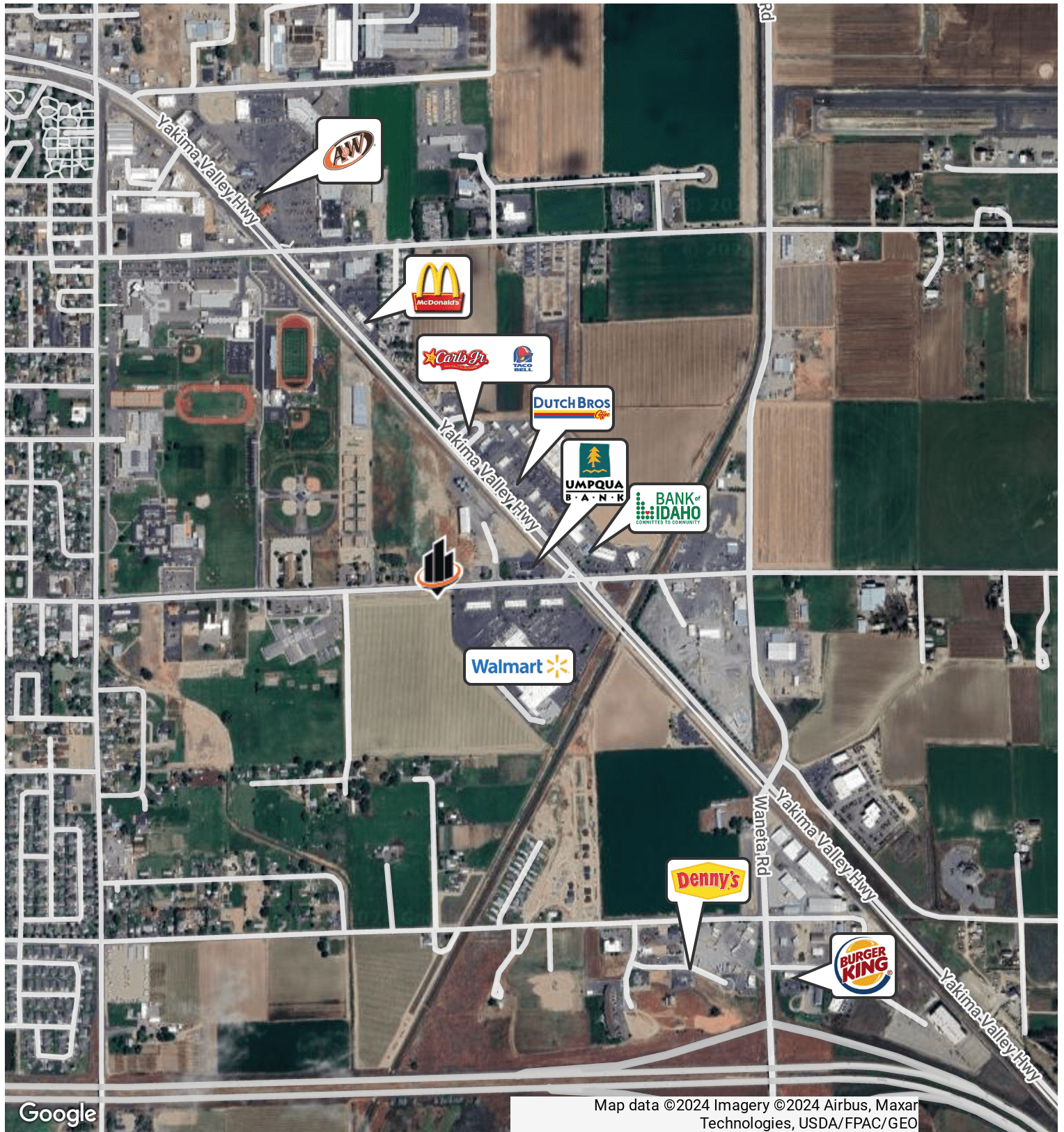
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# RETAILER MAP

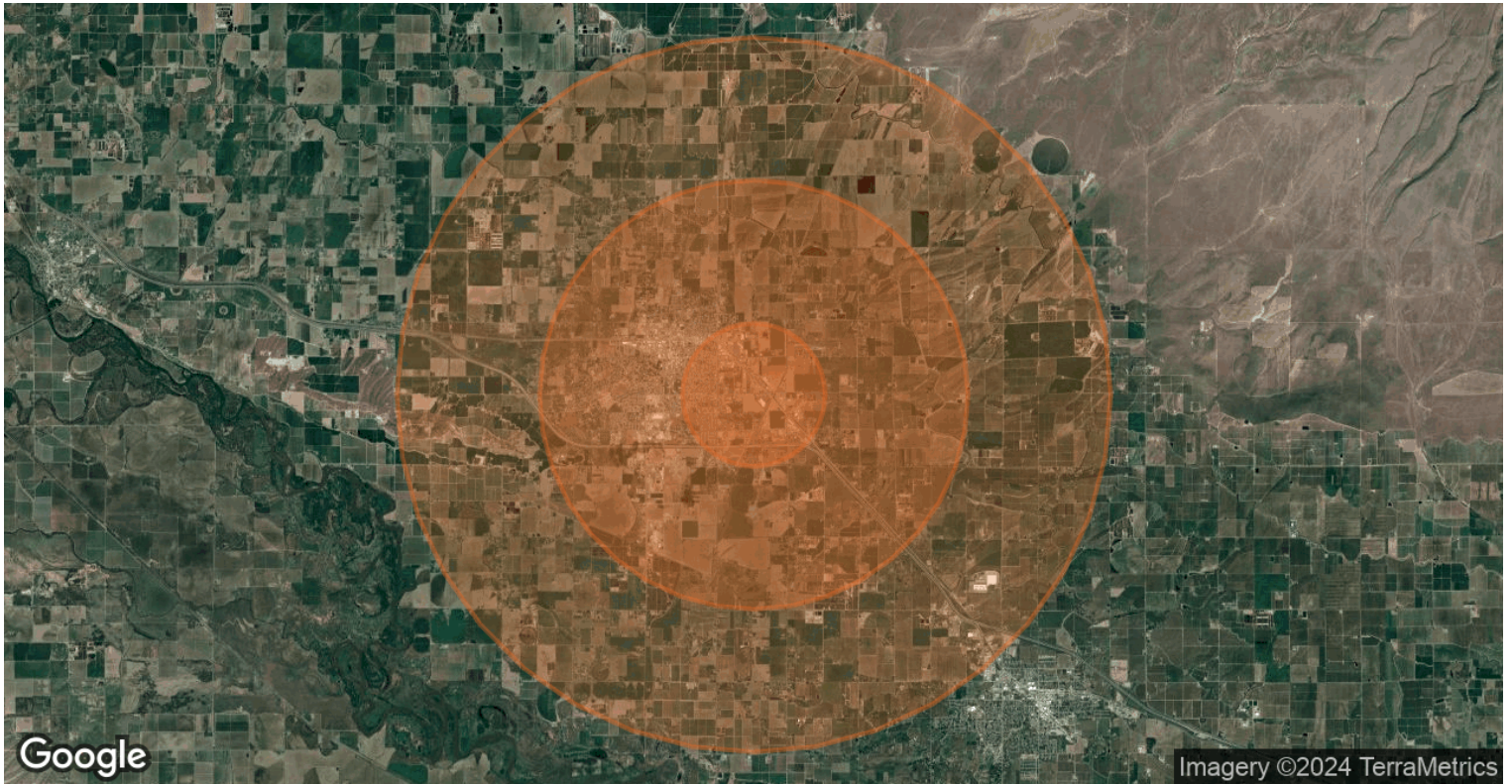


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	5,638	15,186	18,592
<b>AVERAGE AGE</b>	33	33	33
<b>AVERAGE AGE (MALE)</b>	0	0	0
<b>AVERAGE AGE (FEMALE)</b>	0	0	0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,606	4,330	5,336
<b># OF PERSONS PER HH</b>	3.5	3.5	3.5
<b>AVERAGE HH INCOME</b>	\$62,838	\$69,334	\$69,927
<b>AVERAGE HOUSE VALUE</b>	\$291,636	\$263,723	\$278,485

*Demographics data derived from AlphaMap*

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