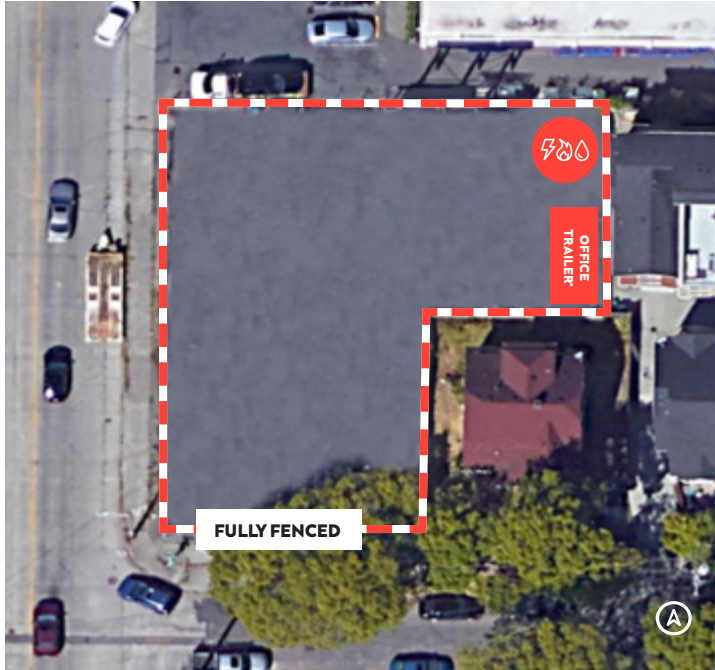


1/4-ACRE LOT FOR LEASE CENTRAL DISTRICT

OVERVIEW

ADDRESS	1112 Martin Luther King Jr Way, Seattle, WA 98122
LEASE RATE	\$0.60/SF/Month, NNN
AVAILABLE	Immediately
TERM	Negotiable
LAND AREA	11,158 Sq. Ft. \ 0.26 Acres - Subdividable
PARCEL #	118900-0469
ZONING	NC2-55 (M)



- FULLY FENCED / PAVED
- AVAILABLE IMMEDIATELY
- UTILITIES AVAILABLE
- +/- 300SF OFFICE TRAILER*
- *Available upon request

JAMES TJOA & ASSOCIATES
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

P 206.726.6230
F 206.322.7576
E james@jamestjoa.com
JAMESTJOA.COM



POTENTIAL USES

- FOOD TRUCK YARD
- STORAGE YARD
- CONSTRUCTION STAGING

TRAFFIC COUNTS

E UNION ST	10,576 VPD
MLK JR WAY	8,045 VPD
E CHERRY ST	8,028 VPD
23rd AVE	17,247 VPD
34th AVE	4,099 VPD

TRANSIT SCORE

WALK SCORE	88 Very Walkable
TRANSIT SCORE	61 Good Transit
BIKE SCORE	81 Very Bikeable


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