



Exclusively Listed by

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12th St Properties

117 12th Street Southeast | Puyallup, WA 98372

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EXECUTIVE SUMMARY

12th St Properties

117 12th Street Southeast | Puyallup, WA 98372

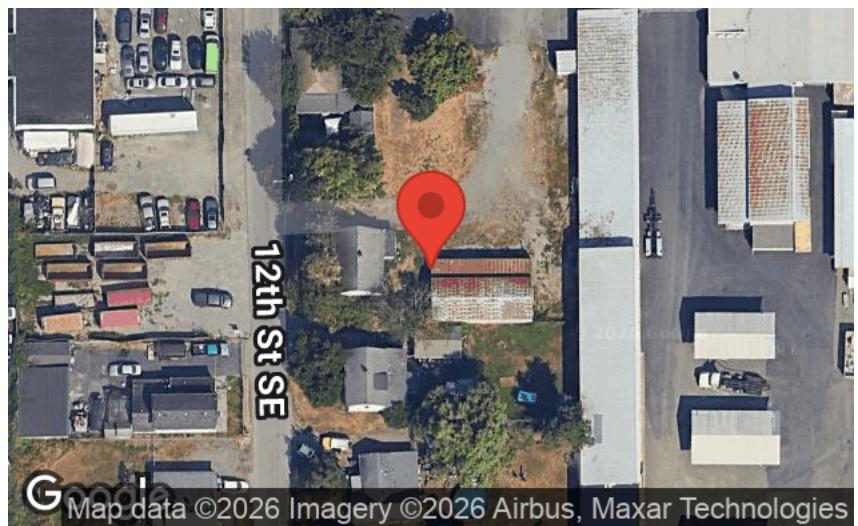


SUMMARY

Price:	\$545,000
Lot Size:	9,760 SF
Residential SF:	1,020
Storage Unit SF:	1,000
Frontage:	50' on 12th St SE
Year Built:	1900
Renovated:	1971
Zoning:	CG

PROPERTY OVERVIEW

Excellent investment opportunity on 12th Street near East Main in Puyallup. Property includes one 1,020 square foot single family home and a 1,000 square foot storage building. Both properties are currently leased providing immediate cash flow. The home and storage building would also provide an owner occupied option at the expiration of the current leases.



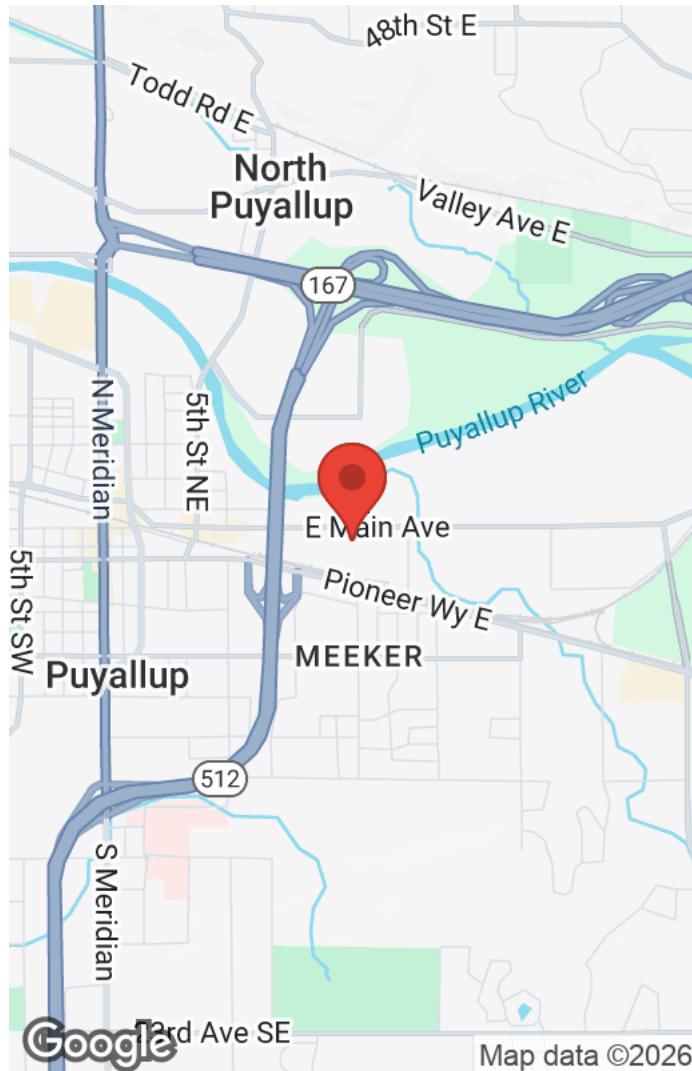
LOCATION SUMMARY

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117 12th Street Southeast | Puyallup, WA 98372

LOCATION INFORMATION

Building Name	12th St Properties
Street Address	117 12th Street Southeast
City, State, Zip	Puyallup, WA 98372
County	WA - Pierce
Market	Seattle-Tacoma-Bellevue WA
Sub-market	Puyallup
Cross Streets	E Main Avenue



LOCATION OVERVIEW

Positioned near the well-traveled East Main corridor, this property benefits from strong visibility, steady traffic counts, and close proximity to downtown Puyallup. The surrounding area features a blend of residential neighborhoods, established businesses, and local amenities, all contributing to a vibrant and growing community. Just minutes from SR-512 and the Puyallup Sounder Station, the site offers excellent accessibility for commuters, customers, and tenants alike.

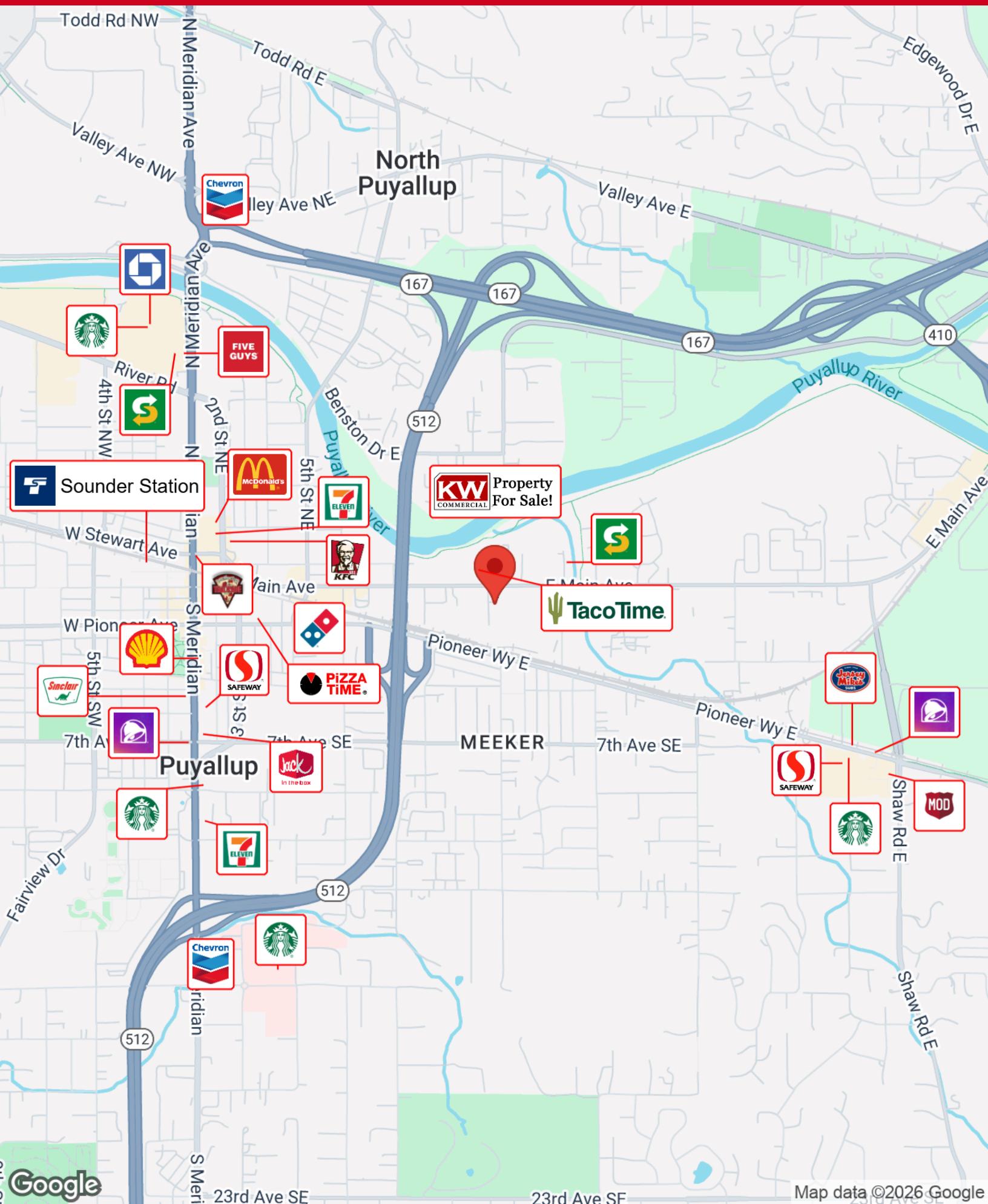
LOCATION HIGHLIGHTS

- Excellent location close to downtown Puyallup
- Close to sounder train
- Many nearby restaurants and shopping

BUSINESS MAP

12th St Properties

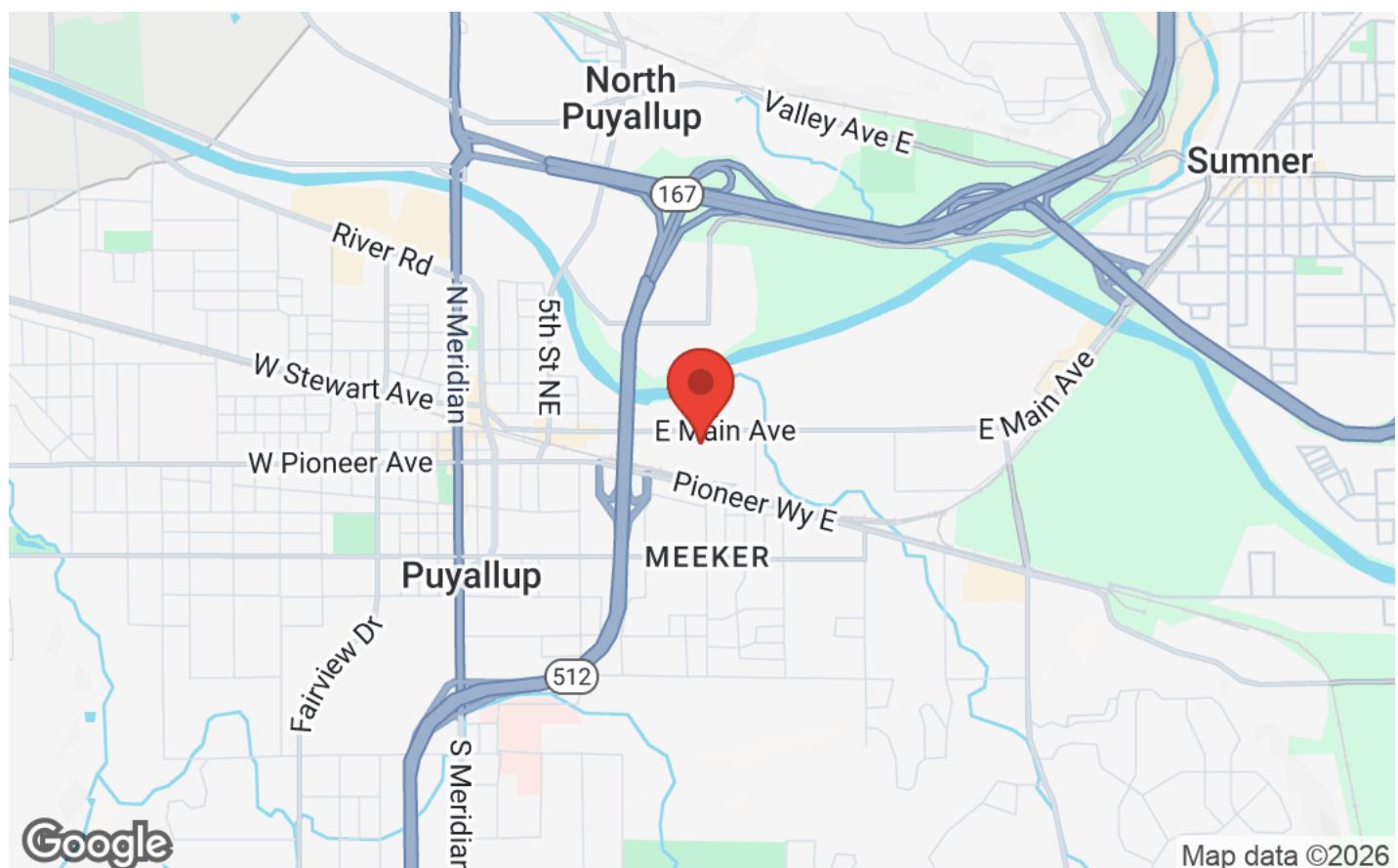
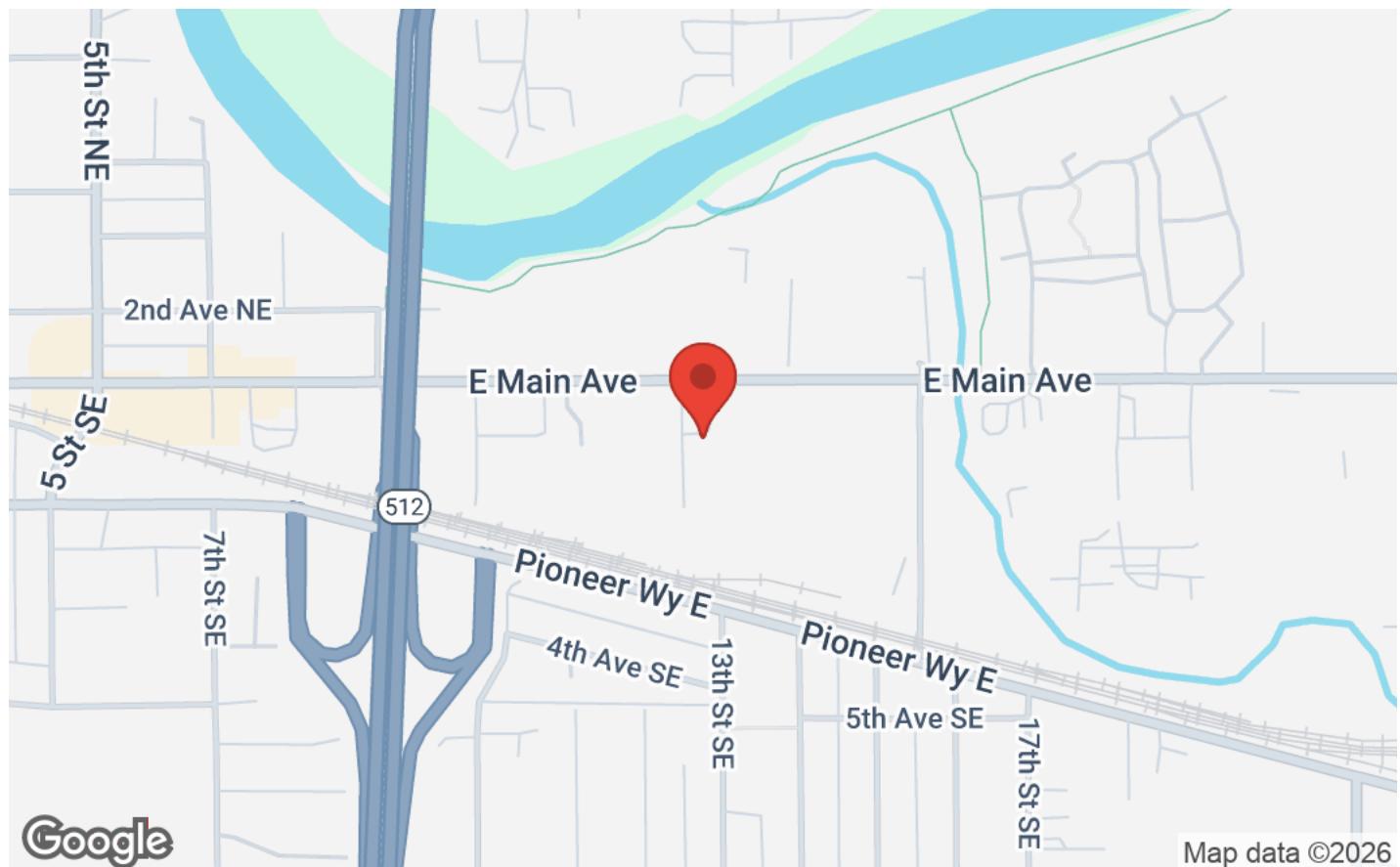
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LOCATION MAPS

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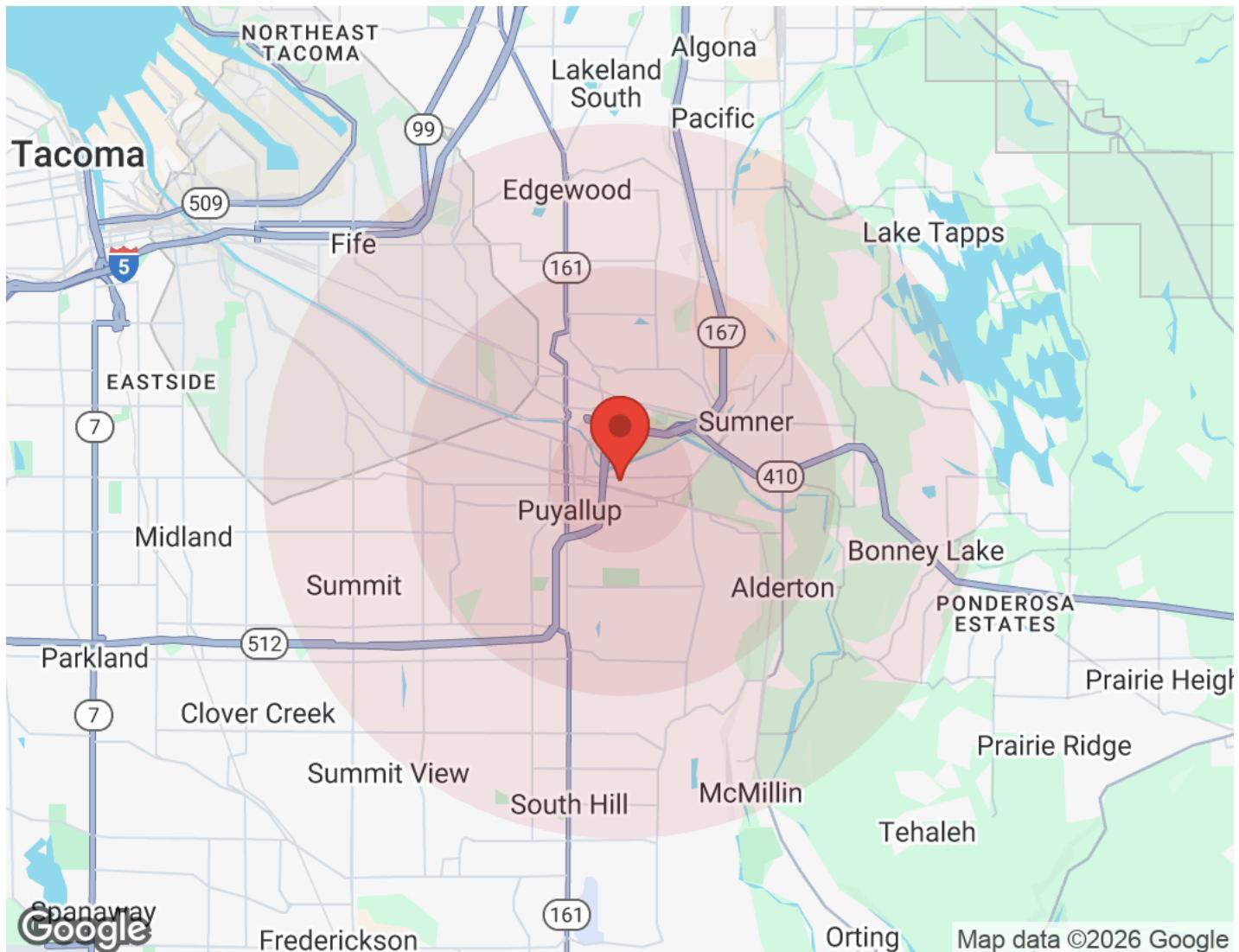


LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

DEMOGRAPHICS

12th St Properties

117 12th Street Southeast | Puyallup, WA 98372



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,002	32,777	84,838	Median	\$86,503	\$100,444	\$105,842
Female	5,711	33,220	85,276	< \$15,000	183	1,028	2,647
Total Population	11,712	65,997	170,114	\$15,000-\$24,999	228	1,418	2,446
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	321	1,215	2,653
Ages 0-14	1,875	11,806	31,962	\$35,000-\$49,999	514	2,001	4,379
Ages 15-24	1,269	7,426	19,560	\$50,000-\$74,999	877	3,306	8,394
Ages 25-54	5,073	27,172	71,724	\$75,000-\$99,999	988	4,427	10,361
Ages 55-64	1,387	7,994	19,975	\$100,000-\$149,999	1,432	6,389	14,750
Ages 65+	2,109	11,600	26,893	\$150,000-\$199,999	401	2,945	8,664
				> \$200,000	211	4,191	11,470
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,992	45,109	111,544	Total Units	5,570	28,888	70,261
Black	547	2,963	9,118	Occupied	5,155	26,919	65,766
Am In/AK Nat	119	508	1,327	Owner Occupied	2,022	15,141	40,326
Hawaiian	143	614	2,007	Renter Occupied	3,133	11,778	25,440
Hispanic	1,400	7,953	20,397	Vacant	415	1,969	4,495
Asian	665	4,085	12,946				
Multi-Racial	787	4,435	11,993				
Other	57	330	783				

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