

DUPONT STATION

Prime Retail Space



LISTING INFORMATION

ADDRESS: 1570 Wilmington Dr., DuPont WA
AVAILABLE SF: Suite 140 - 1,025 SF
Suite 160 - 1,991 SF
Can be combined for 3,016 SF total
LEASE RATE: \$30.00 SF/YR + NNN

COMMENTS

DuPont is located near Joint Base Lewis McChord (JBLM), the largest military base in the western US with 40,000+/- military and civilian employees. It is centrally located between Tacoma and Olympia right off of an Interstate 5 exit. Mixed-use building with variety of long-term retail and office tenants. The space is suitable for various retail and professional office uses.

The information provided herein is from sources we deem reliable, however it is provided without any guarantee or representation as to its accuracy. Prospective parties should independently verify all information prior to entering into any agreements.

LOCATION



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Yeh-Hee Hahn
yhahn@lee-associates.com
253.238.0045

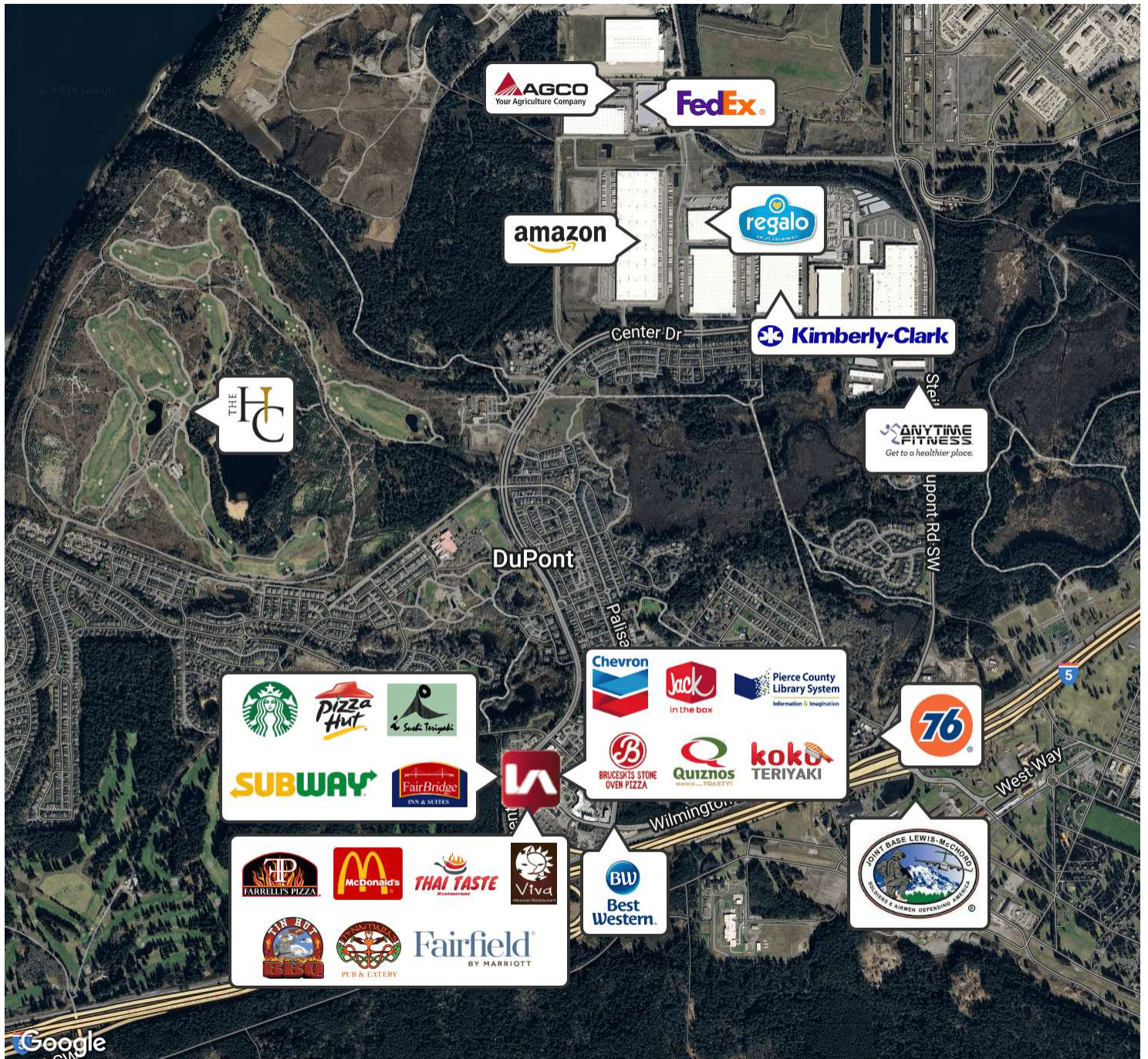


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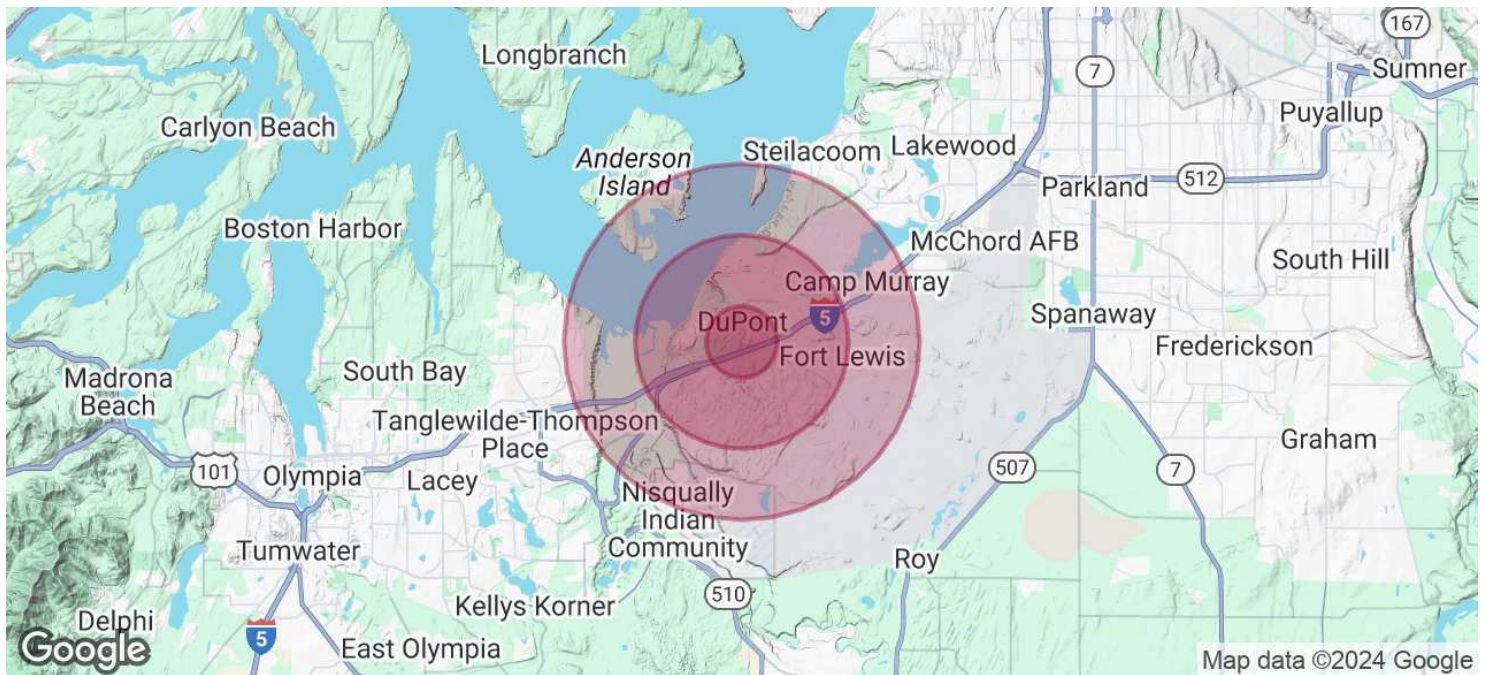
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 4,908 | 21,964 | 38,189 |
| AVERAGE AGE | 37 | 29 | 30 |
| AVERAGE AGE (MALE) | 35 | 28 | 30 |
| AVERAGE AGE (FEMALE) | 39 | 30 | 30 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,964 | 5,659 | 10,086 |
| # OF PERSONS PER HH | 2.5 | 3.9 | 3.8 |
| AVERAGE HH INCOME | \$123,326 | \$112,417 | \$107,838 |
| AVERAGE HOUSE VALUE | \$625,145 | \$461,822 | \$476,520 |

Demographics data derived from AlphaMap