



# Barksdale Station

700 STATION DRIVE, DUPONT, WA 98327

## FOR SALE/LEASE



**SUBJECT  
PROPERTY**

STEILACOOM DUPONT RD

**Kidder  
Mathews**

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## For Sale/For Lease (Call for Pricing)

**EXCELLENT** location (Exit 119)

**ONE** pad available with drive-thru options next to Starbucks

**EASY** access from I-5, across from Fort Lewis

**TRAFFIC COUNTS:** 120,133 on I-5

**QUICK** access to Steilacoom and JBLM (population of ±110,000)

**ALL** utilities to site

**NEXT** to Hampton Inn & Home2 Suites

**RETAIL** professional & medical offices within walking distance

### DRIVE TIMES

Dupont	2 minutes
JBLM	5 minutes
Steilacoom	11 minutes
Lakewood	14 minutes
Tacoma	19 minutes
Spanaway	21 minutes

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## WSDOT Corridor Improvements Exit 119

WSDOT is rebuilding the interchange of Steilacoom-DuPont Road (Exit 119) and adding HOV lanes to I-5 to help improve mobility and improve travel times during peak commute hours. The project will replace the existing at-grade crossing of the railroad with a grade-separated crossing. The re-configured interchange will tie-in to Steilacoom-DuPont Road just before Pendleton Avenue.

### PROJECT OVERVIEW

To relieve chronic traffic congestion and improve mobility along I-5 in the vicinity of Joint Base Lewis-McChord, WSDOT is proposing to rebuild the interchange of Steilacoom-DuPont Road (Exit 119) and adding HOV lanes to I-5. This will support congestion relief on I-5 during peak traffic periods while maintaining access to neighboring communities and JBLM. The proposed build alternative also includes grade separation of the roadway over the railroad.

### WHAT TO EXPECT

A recent traffic and roadway design evaluation of I-5 at Exit 119/Steilacoom-DuPont Road interchange showed that a partial Diverging Diamond Interchange would improve the interchange performance if it were incorporated into the design of the two new bridges over I-5 at Exit 119. The updated design improves safety at the interchange by reducing vehicle conflict points, and improves efficiency with fewer traffic signals. Updated design visualizations are available to view under the maps and drawings tab.

Once construction begins in 2023, travelers will see shifted lanes, overnight lane and ramp closures, reduced speed limit in work zones, and potentially short and long-term ramp closures.

SOURCE: WSDOT.WA.GOV

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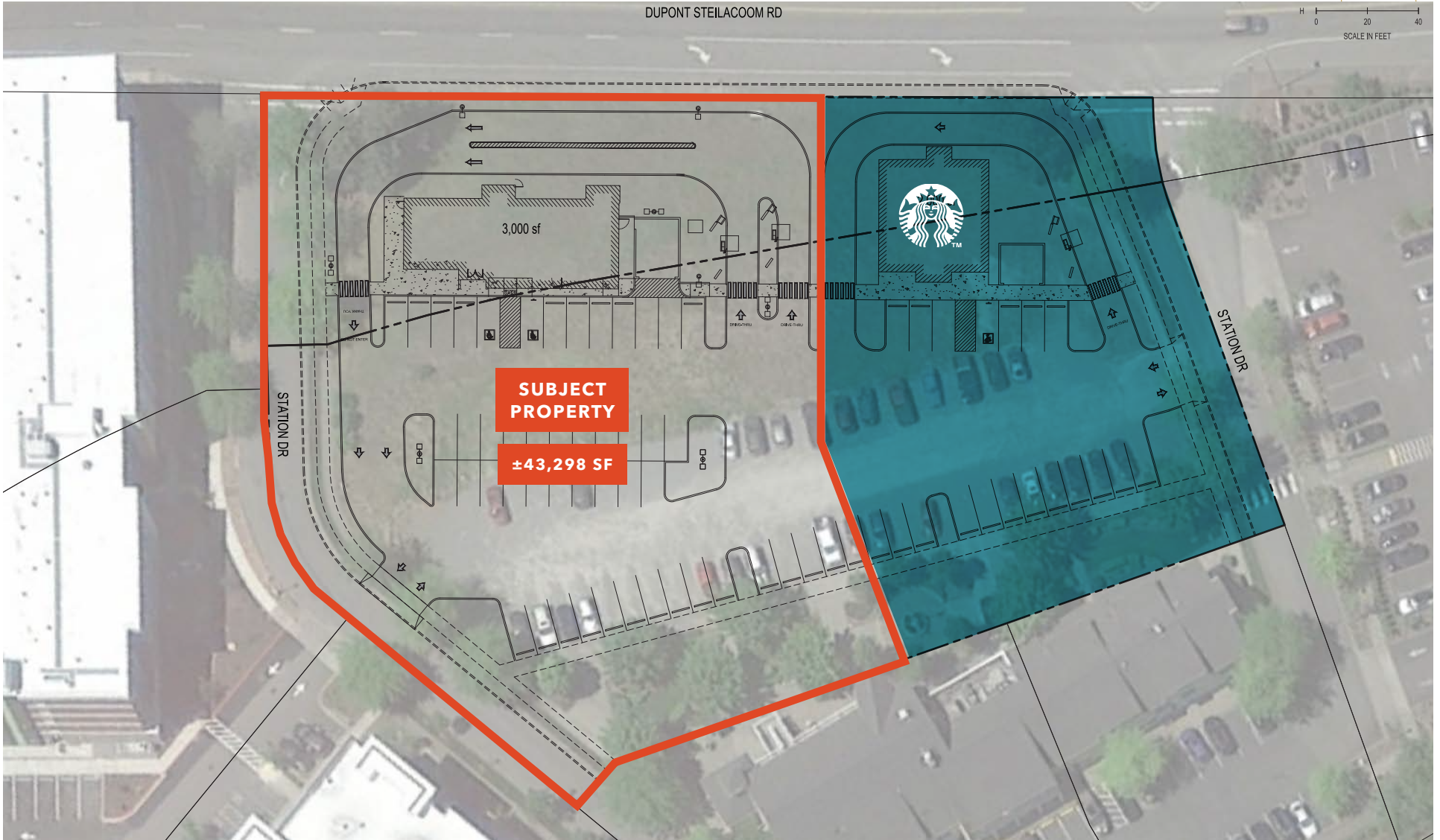


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### POPULATION

	1 Mile	3 Miles	5 Miles
2021 Estimated Population	7,659	29,655	47,068
2026 Projected Population	8,202	32,243	50,595
2020 Census Population	5,915	30,638	46,911
2010 Census Population	4,330	20,599	36,393
Projected Annual Growth 2021 to 2026	543	2,588	3,527
Historical Annual Growth 2020 to 2021	1,744	-983	77
2021 Median Age	27.4	25.7	28.8

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2021 Estimated Households	1,892	7,421	13,704
2026 Projected Households	2,100	8,240	14,805
2020 Census Households	1,636	7,456	13,617
2010 Census Households	1,539	5,917	11,971
Projected Annual Growth 2021 to 2026	2.2%	2.2%	1.6%
Historical Annual Growth 2010 to 2021	2.1%	2.3%	1.3%

### INCOME (ESTIMATED)

	1 Mile	3 Miles	5 Miles
2021 Average Household Income	\$112,845	\$100,254	\$93,640
2021 Median Household Income	\$74,132	\$74,495	\$72,793
2021 Per Capita Income	\$36,285	\$30,630	\$31,394

### RACE/ETHNICITY (ESTIMATED)

	1 Mile	3 Miles	5 Miles
2021 White	46%	46.1%	48.3%
2021 Black or African American	6.0%	7.2%	8.2%
2021 Asian or Pacific Islander	4.2%	3.5%	3.4%
2021 American Indian or Native Alaskan	4.0%	4.7%	5.0%
2021 Other Races	16.7%	19.8%	21.7%
2021 Hispanic	20.6%	20.6%	20.8%

### EDUCATION (AGE 25+, ESTIMATED)

	1 Mile	3 Miles	5 Miles
2021 Elementary (Grade Level 0 to 8)	0.3%	0.8%	1.2%
2021 Some High School (Grade Level 9 to 11)	0.8%	1.2%	2.5%
2021 High School Graduate	19.3%	18.7%	22.8%
2021 Some College	26.4%	28.0%	27.5%
2021 Associates Degree Only	16.9%	15.1%	15.2%
2021 Bachelors Degree Only	23.7%	22.5%	19.1%
2021 Graduate Degree	12.6%	13.7%	11.7%

### BUSINESS

	1 Mile	3 Miles	5 Miles
2021 Total Businesses	141	249	540
2021 Total Employees	2,026	3,121	5,592
2021 Employee Population per Business	14.3 to 1	12.5 to 1	10.4 to 1
2021 Residential Population per Business	54.2 to 1	119.1 to 1	87.1 to 1

SOURCE: SITES USA

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## Neighboring Tenants



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