

COMMERCIAL / INDUSTRIAL LAND FOR LEASE

MCKENNA OLD MILL TOWN

35026 AVE S, ROY, WA



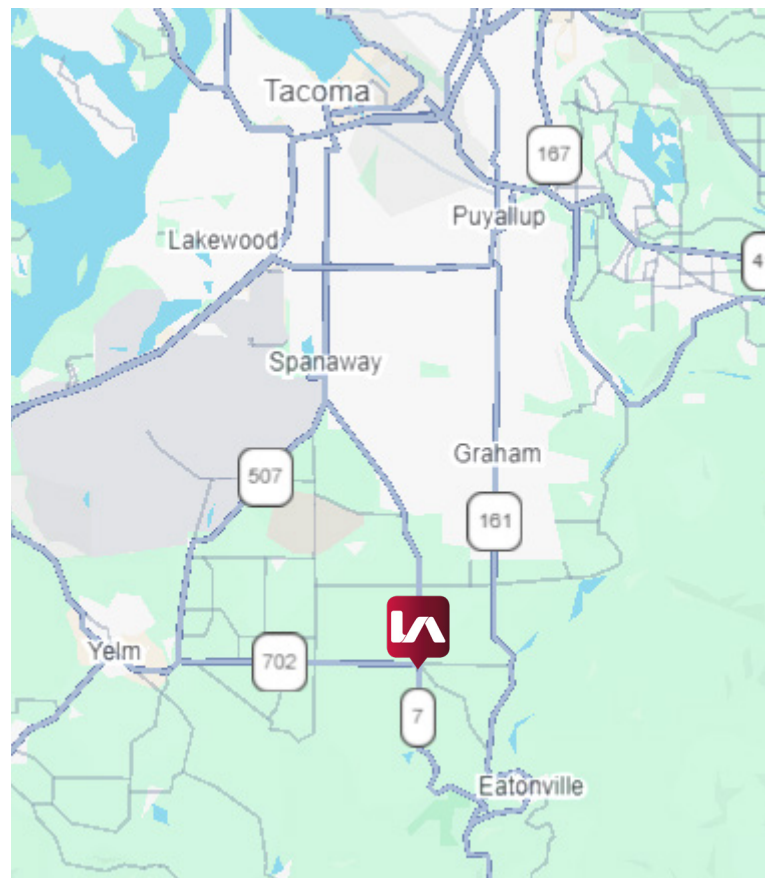
McKenna Old Town site is located in rural Pierce County neighbored by the City of Yelm and Joint Base Lewis-McChord. This key location provides services to a large rural demographic and has steady commuter traffic as well as the local traffic. This site has a vested Planned Development District "PDD". This allows for flexible commercial uses. Perfect for QSR (Quick Service Retail), strip retail and equipment sales and repair. The parcels are available for lease individually or as a combined site

NET LAND AREA: ± 5 Acres

PARCEL NUMBERS: 4001590040 & 4001590050

ZONING: R10 / RAC (vested under an existing PDD with an old Pierce County RAC Zoning)

USE: Land Lease or BTS



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SURROUNDING AREA

The property is about 3.0 miles from downtown Yelm, like Yelm City splash park, Yelm cinemas, and plentiful downtown amenities and retail.

TRANSPORTATION

The property benefits from being located about right off of HWY 702 and HWY 507 allowing for beneficial connectivity around Pierce and Thurston County.

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