



## Lakewood Square Shopping Center

Now available: 3,653ft<sup>2</sup> warehouse in City of Lakewood Central Business District (CBD). Warehouse features one private office, 18' clear ceiling height, a second-floor mezzanine, a 12' roll-up door, and excellent monument signage.

This commercial center is located in the heart of Lakewood, off busy Bridgeport Way Dr. and Gravelly Lake Dr. SW with traffic counts of 38,000 vehicles per day. The parking lot has been recently seal coated and striped and offers generous lighted parking. Easy access from both Mt. Tacoma Dr and Lake Grove St. Monument signage is available at each entrances.

## Property Overview

- 12' roll-up door
- Man door
- Clear height approximately 18'
- 38,000 VPD
- Monument signage in front of building
- Ample, lighted parking
- Zoning: CBD
- Available: 3,653ft<sup>2</sup>
- Lease rate: \$1.33/ft<sup>2</sup>/mo
- NNN estimate: \$0.30/ft<sup>2</sup>/mo

**DISCLAIMER:** The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.





# RETAIL END CAP SPACE FOR LEASE

## EXTERIOR PHOTOS



## INTERIOR PHOTOS



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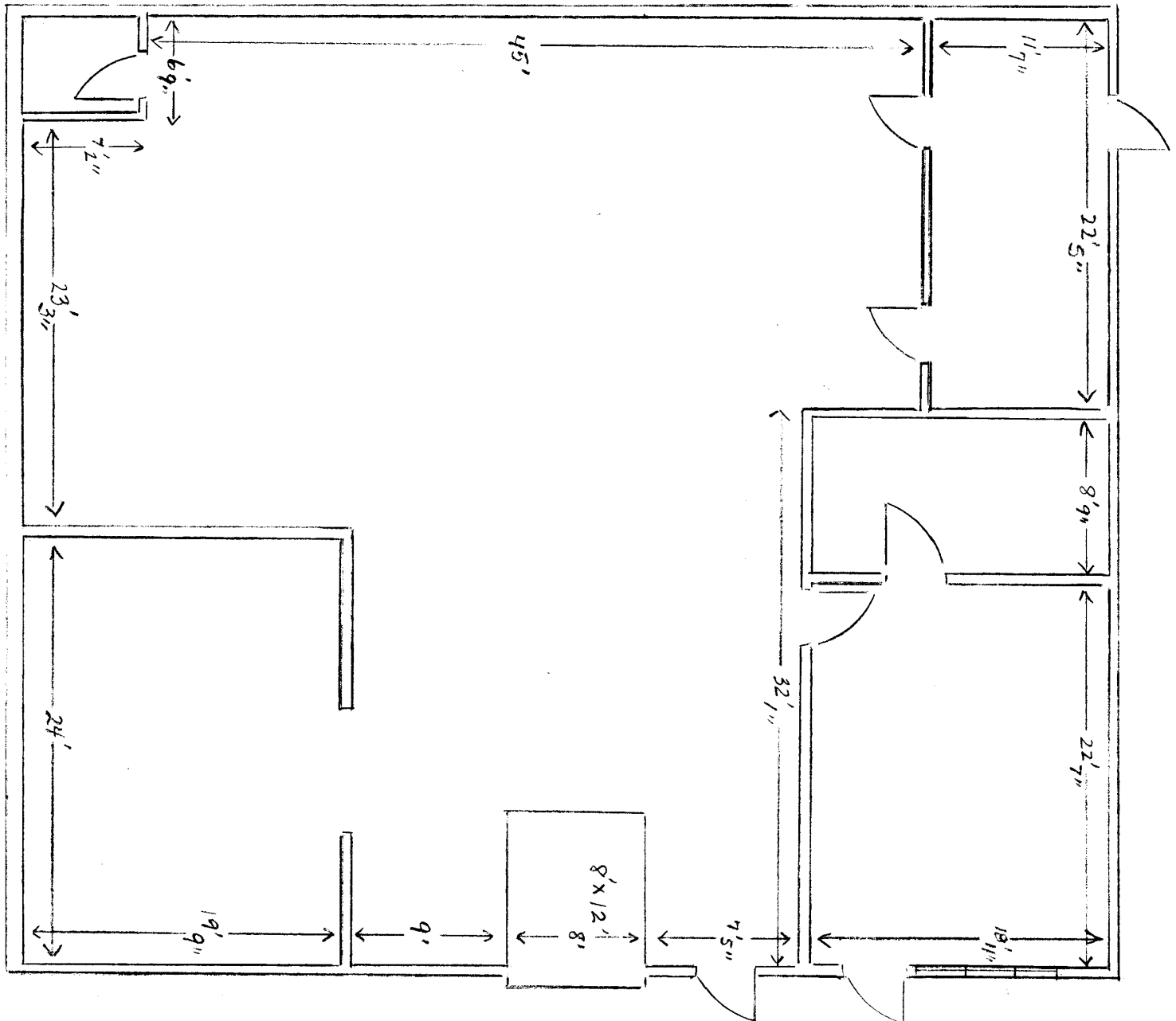
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SPACE PLAN



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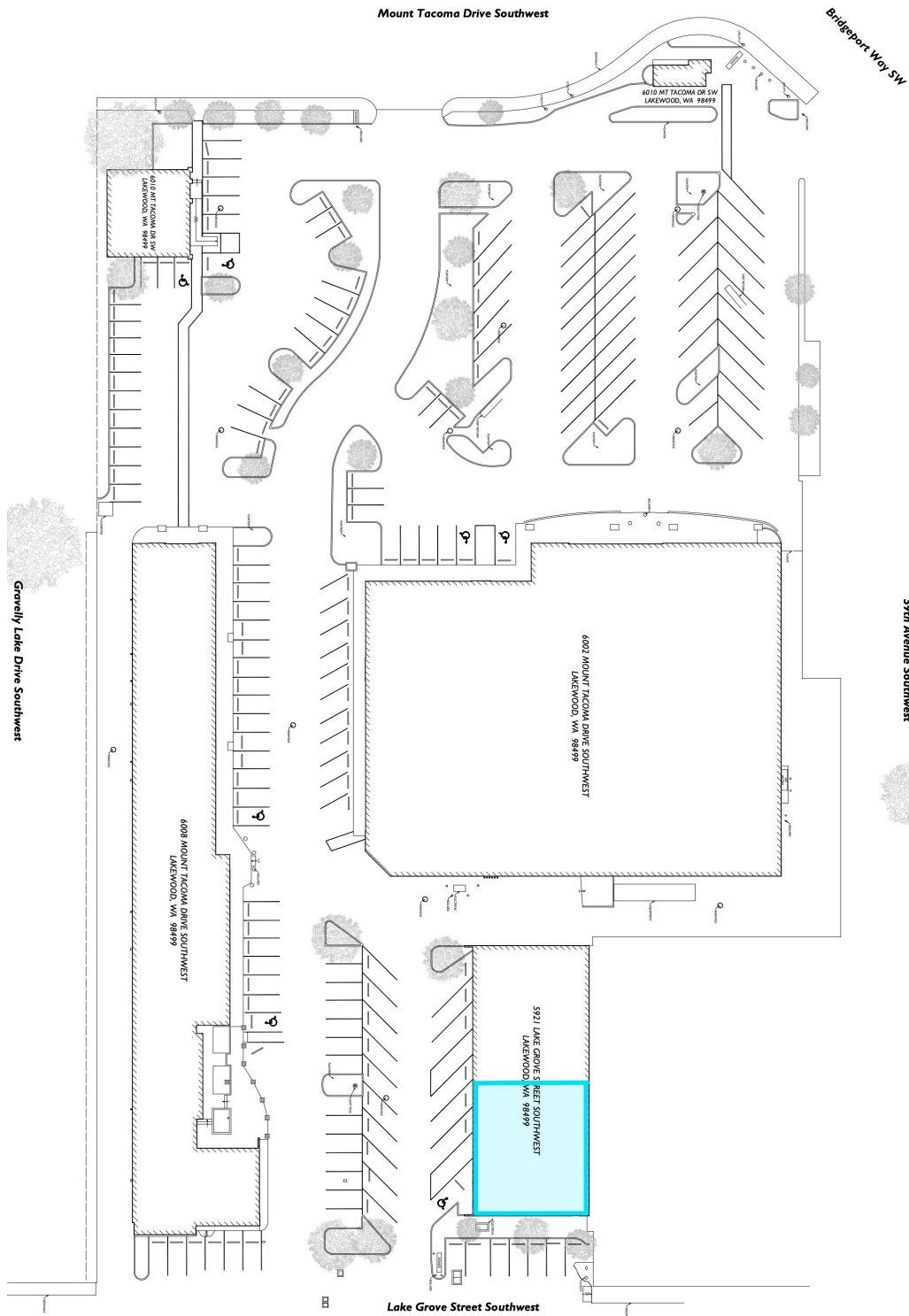
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SITE PLAN



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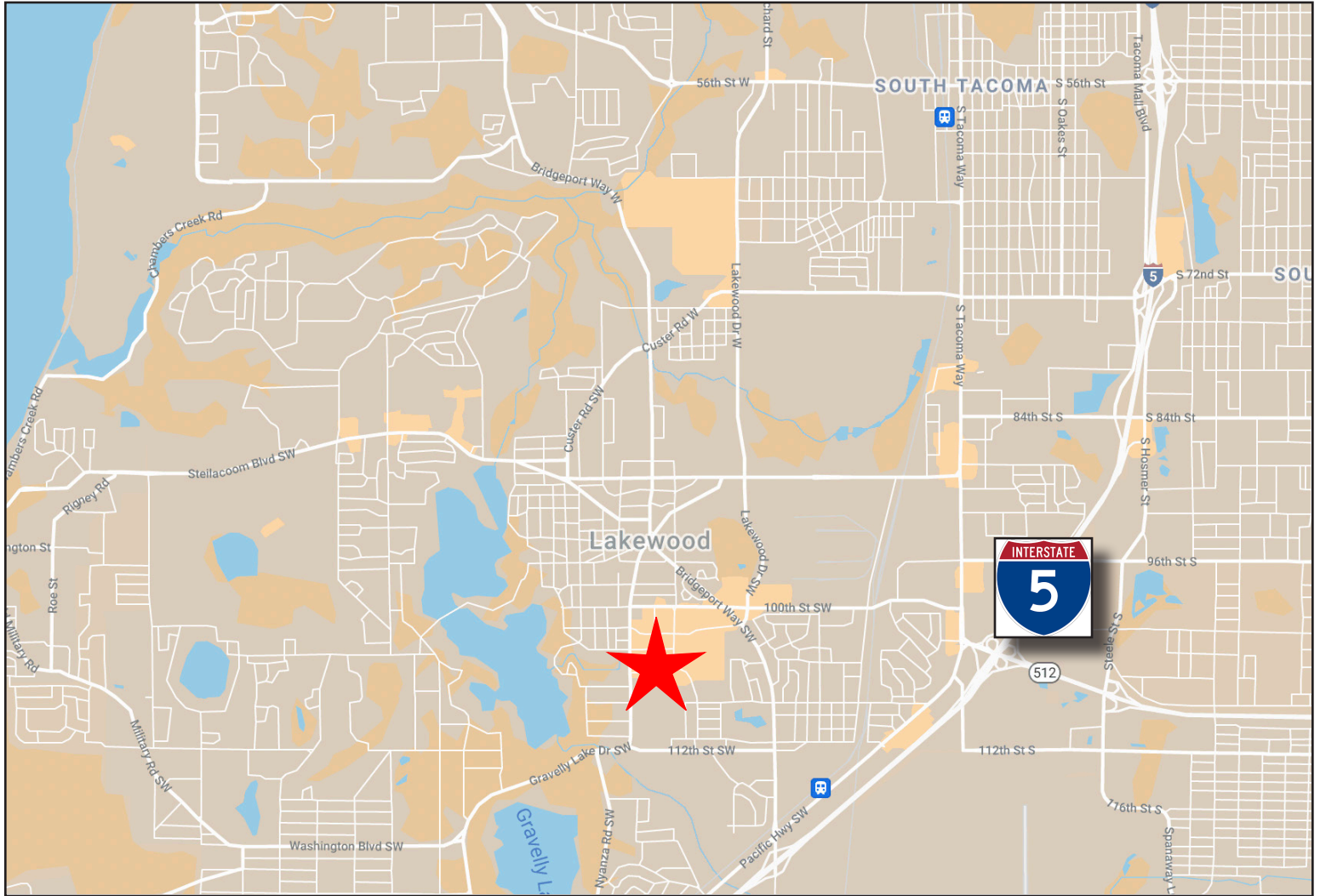
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**AREA MAP**



**DEMOGRAPHICS**

<b>2021 Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
	12,058	98,540	229,133
<b>2021 Household Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
	\$51,085	\$58,041	\$60,254

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