FOR SALE OR LEASE

1104 KINGHAM ST NE
LACEY, WA

47,149 SF commercial vacant land development opportunity

47,149 SF / ±1.08 AC

Sale Price is $675,000

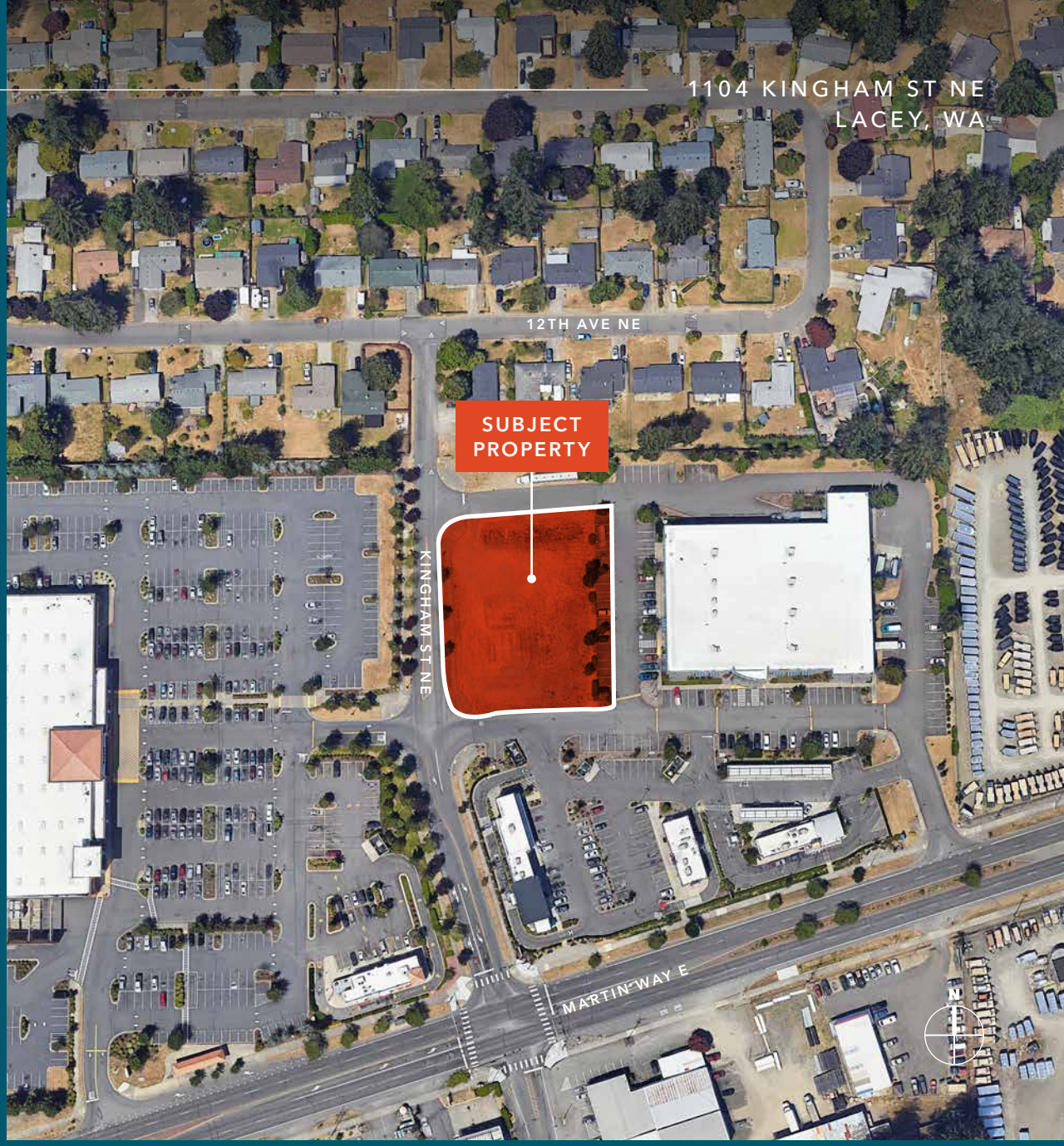
Fully improved pad, utilities stubbed on-site, compacted and graded with street improvements on Kingham Drive

25,000+ VPD on Martin Way

High visibility with access directly from lighted intersection adjacent to Winco Foods, Great Floors and Starbucks

Separate parcel without CCRs or exclusivity issues – zoning allows most commercial uses – Thurston County MHDC (Mixed High Density Corridor)
→| ZONING CODE →| ZONING MAP

Excellent pad location in Lacey/Hawk's Prairie area with great access to I-5 via Martin Way



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DRIVE TIMES

- 10 minutes to Olympia
- 28 minutes to Tacoma
- 35 minutes to Federal Way
- 45 mInutes to Renton
- 55 minutes to Seattle

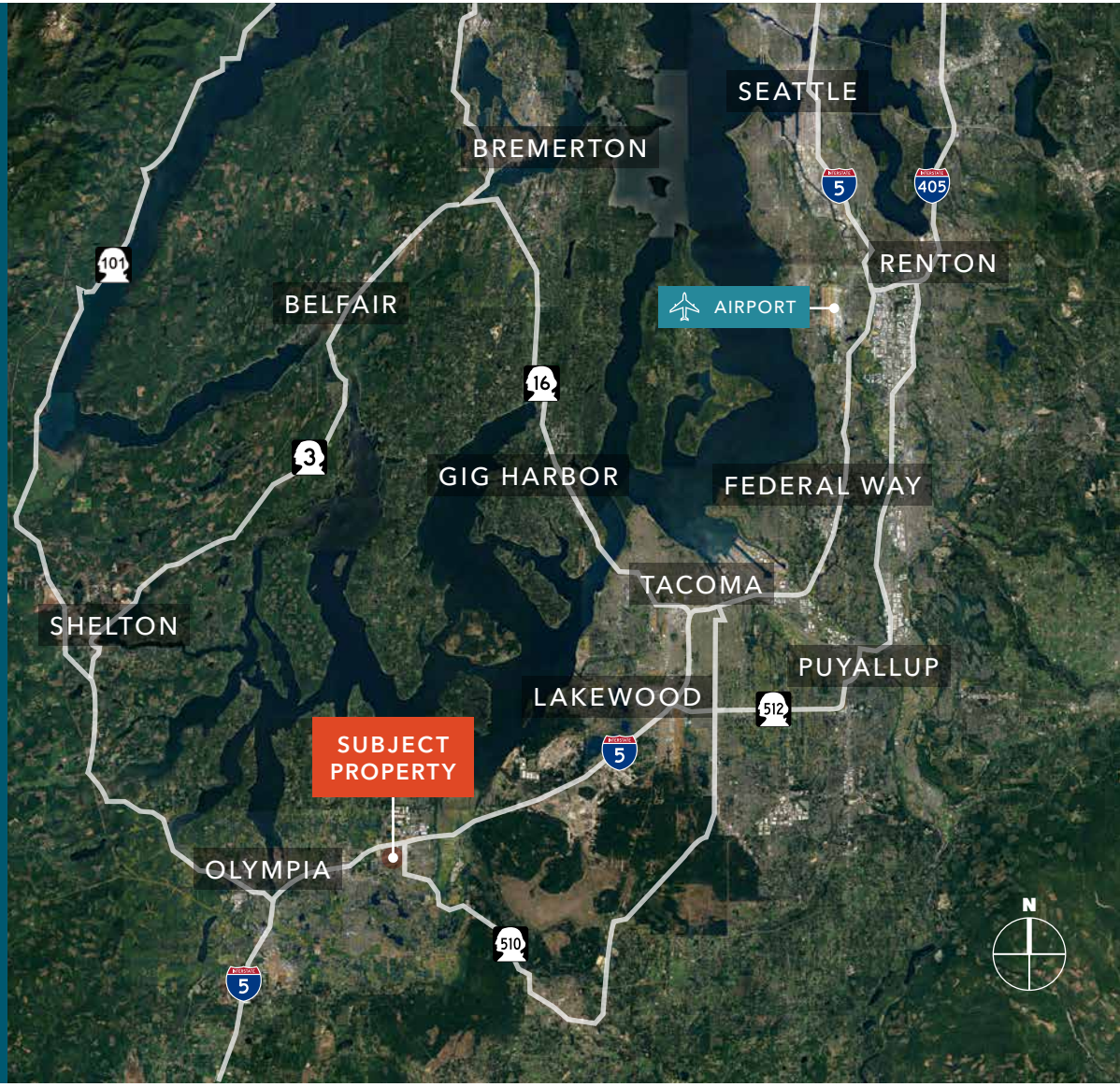
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,288	58,043	122,004
Average HH Income	$86,264	$89,097	$93,837

5 MIN
DRIVE TO I-5

6 MIN
DRIVE TO HWY 510

12 MIN
DRIVE TO HWY 101



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