Kidder Mathews

BARKSDALE STATION

±43,298 RSF Commercial Property pad available with drive-thru options Located in Dupont, WA

700 STATION DRIVE
DUPONT, WA, 98327

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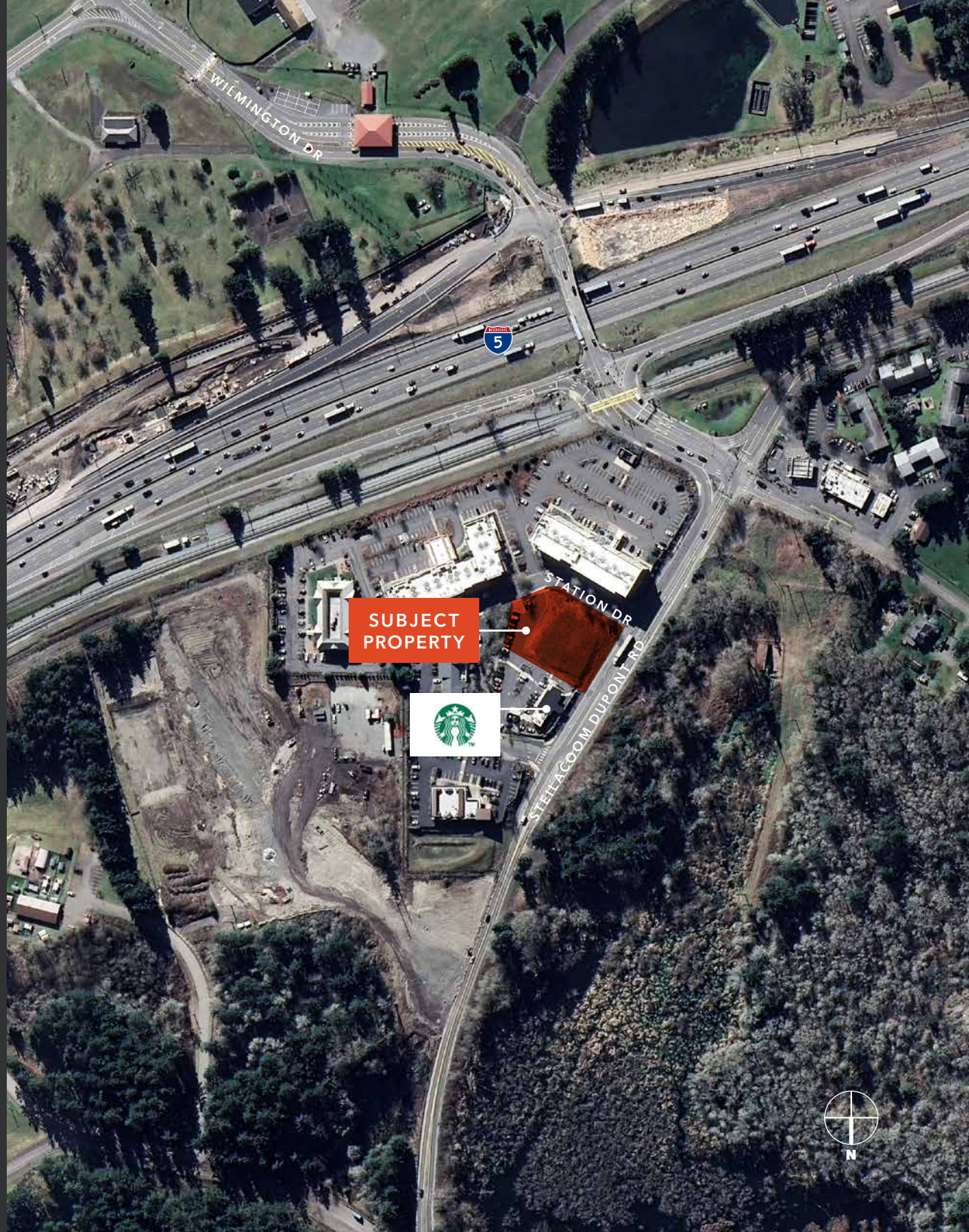


WSDOT CORRIDOR UPGRADE EXIT 119

WSDOT is rebuilding the interchange of Steilacoom-DuPont Road (Exit 119) and adding HOV lanes to I-5 to help improve mobility and 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

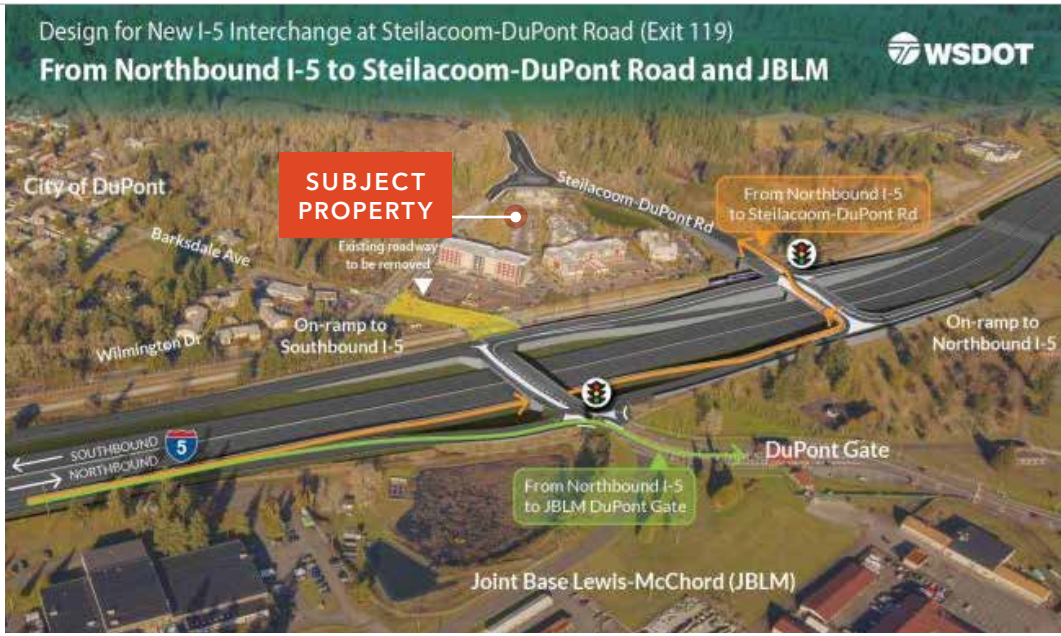
To relieve chronic traffic congestion and improve mobility along I-5 in the vicinity of Joint Base Lewis-McChord, WSDOT is proposing to rebuild the interchange of Steilacoom-DuPont Road (Exit 119) and adding HOV lanes to I-5. This will support congestion relief on I-5 during peak traffic periods while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

WHAT TO EXPECT

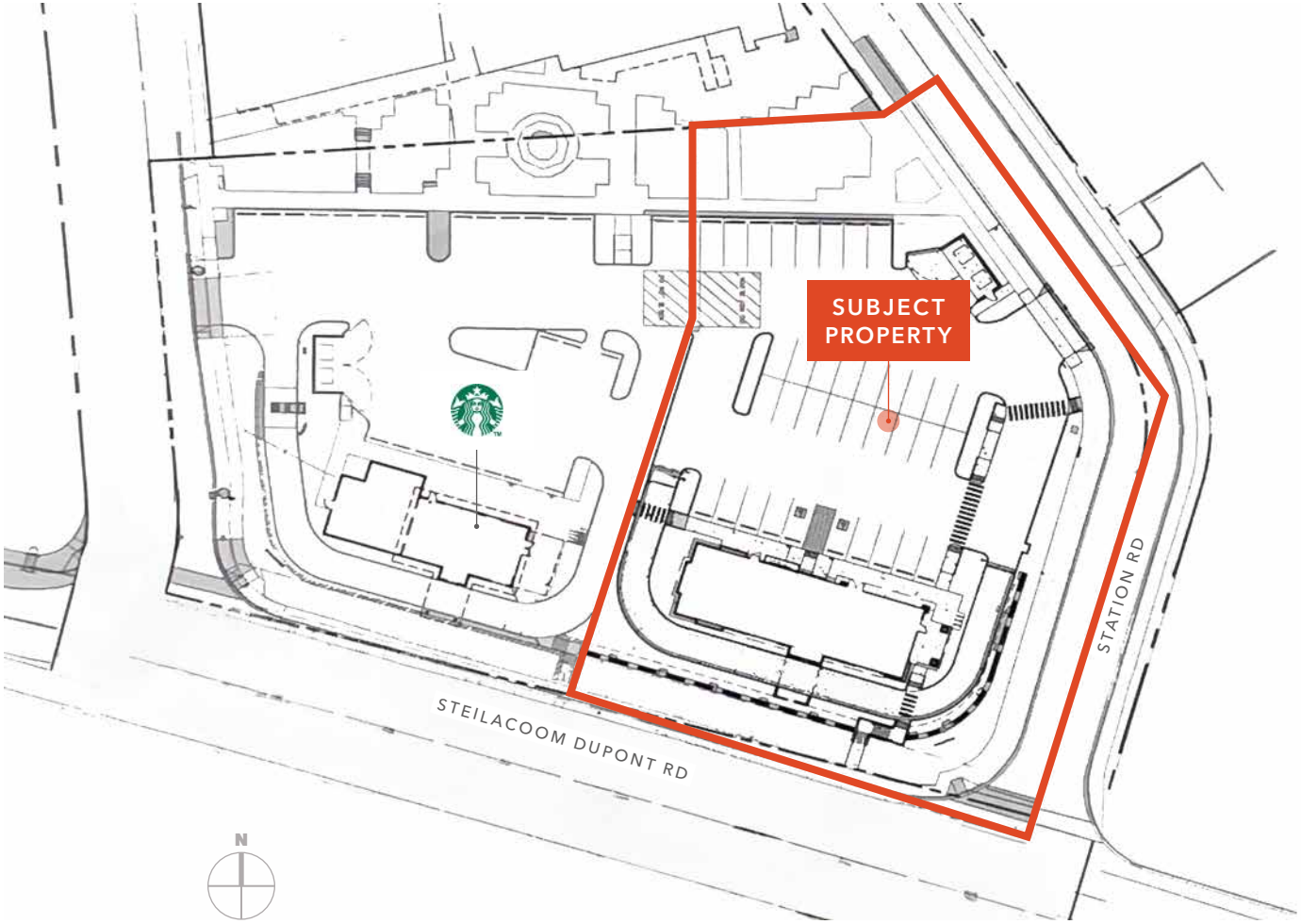
A recent traffic and roadway design evaluation of I-5 at Exit 119/Steilacoom-DuPont Road interchange showed that a partial Diverging Diamond Interchange would improve the interchange performance if it were incorporated into the design of the two new bridges over I-5 at Exit 119. The updated design improves 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



SITE PLAN



±43,298 RSF
AVAILABLE

RATE
CALL BROKER FOR PRICING

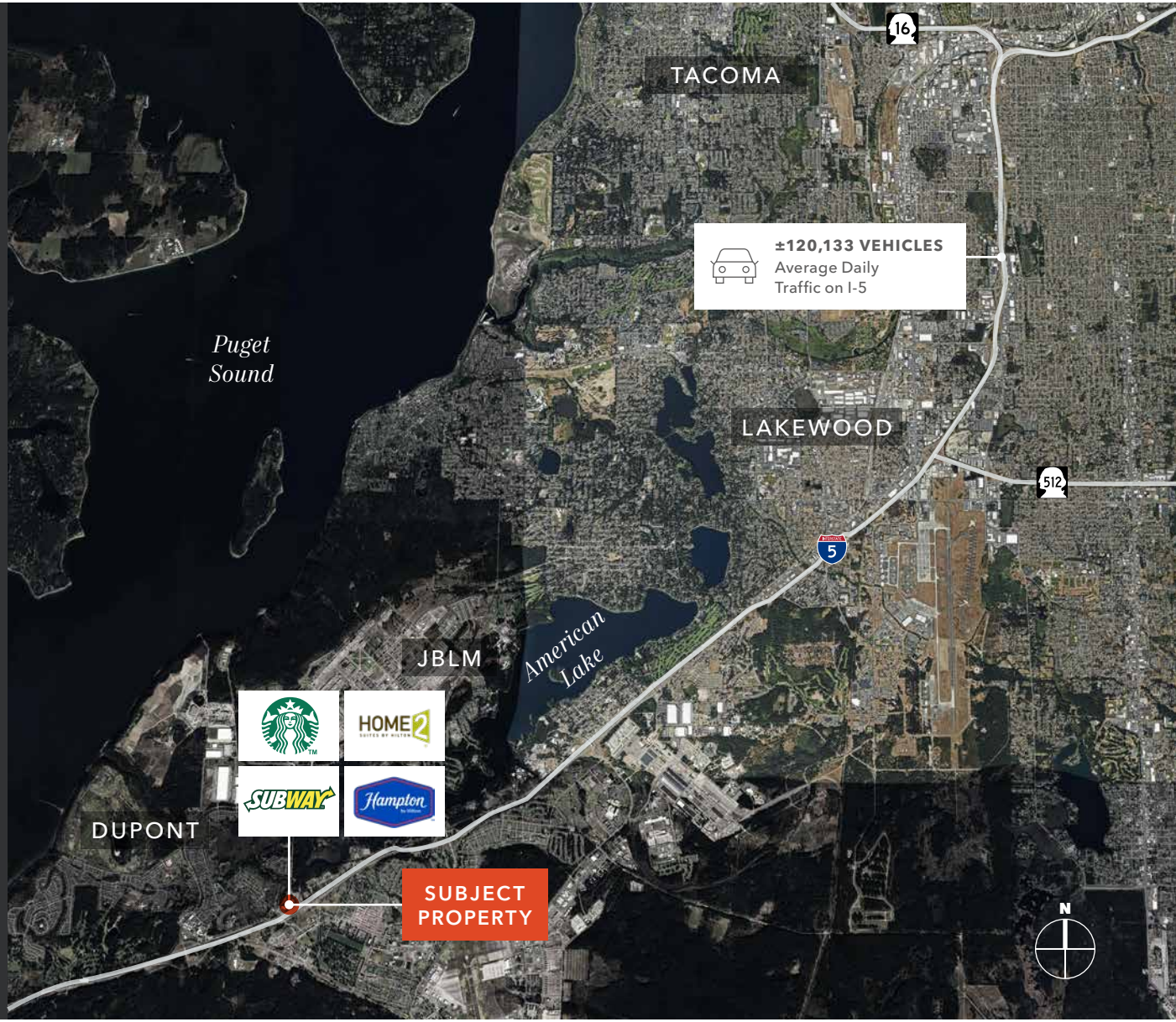
NOW
AVAILABLE

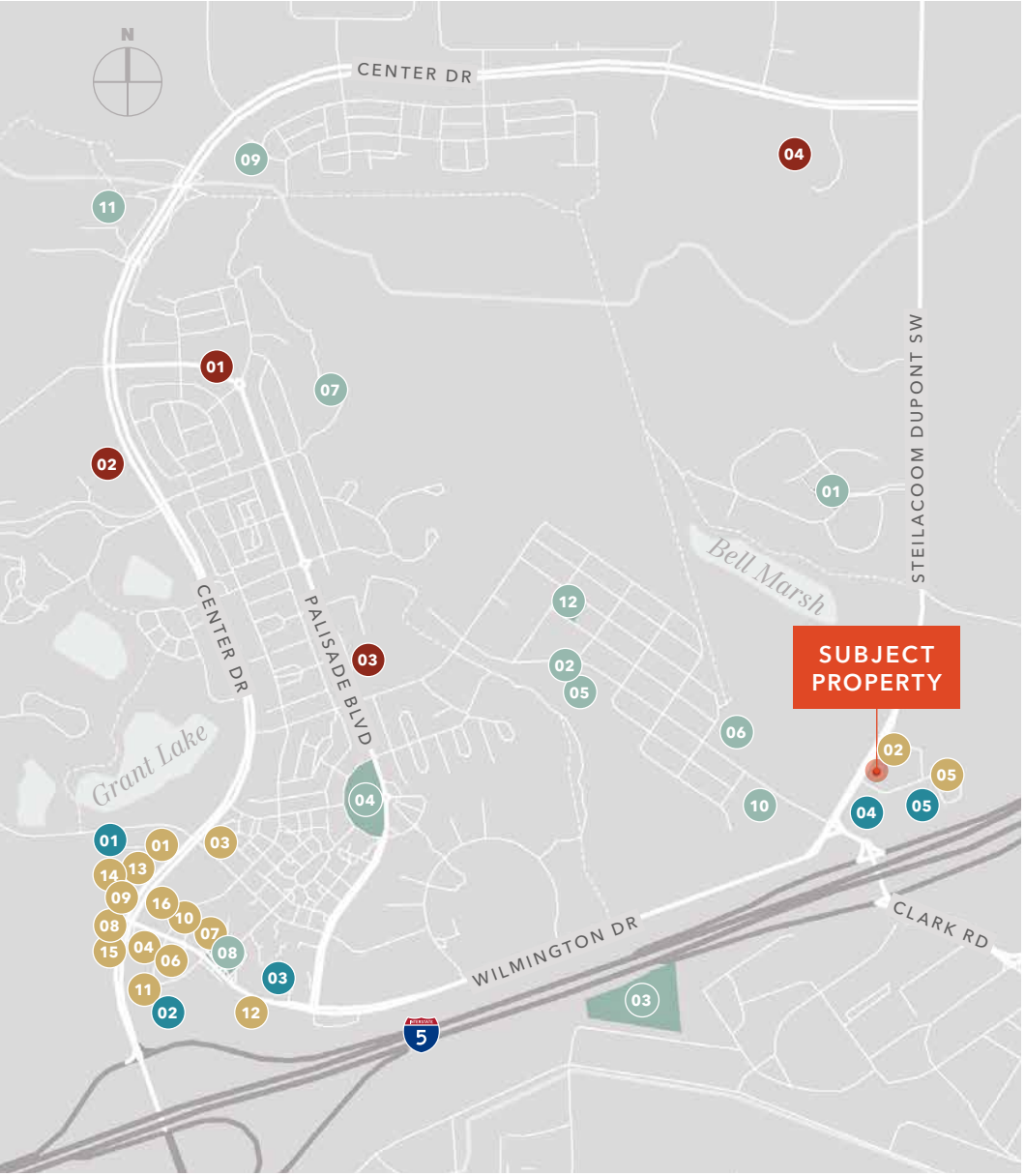
HIGHLY-ACCESSIBLE LOCATION

- Excellent location (Exit 119)
- Easy access from I-5, across from Fort Lewis
- Quick access to Steilacoom and JBLM (population of ±110,000)
- All utilities to site
- Next to Hampton Inn, Home2 Suites, Starbucks and Subway
- Retail professional and medical offices within walking distance
- Call for pricing

14 MIN
DRIVE TO LAKEWOOD

19 MIN
DRIVE TO TACOMA





NEARBY AMENITIES

RESTAURANTS & BARS

01 Jack in the Box
02 Starbucks (Station Dr)
03 Bruceski's Stone Oven Pizza
04 McNamara's Pub & Eatery
05 Subway (Station Loop)
06 Thai Taste Restaurant
07 Koko Teriyaki
08 Pizza Hut
09 Starbucks
10 Quiznos Sandwich
11 McDonald's
12 Viva Mexican Restaurant
13 Subway
14 I Sushi & Teriyaki
15 Tin Hut BBQ Dupont
16 Farrelli's Pizza

SCHOOLS

01 Cadence Academy Preschool
02 Pioneer Middle School
03 Chloe Clark Elementary School
04 NWCI Carpenters Training Center

HOTELS

01 Fairbridge Inn & Suites
02 Fairfield Inn & Suites Tacoma Dupont
03 Best Western Inn Dupont JBLM
04 Home2 Suites
05 Hampton Inn & Suites Dupont

RECREATION & PARKS

01 Bell Hill Neighorhood Park
02 Dupont Village Park
03 Ft Lewis Dog Park
04 Clocktower Park
05 Sellers Park
06 Robinson Park
07 Hammond Park
08 DuPont Ross Plaza
09 Edmond Village Park
10 Iafrati Park
11 Sequalitchew Creek Trail Head
12 Ethel Lumsdon Park

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	7,782	28,885	46,016
2029 PROJECTION	7,995	28,939	45,867
2020 CENSUS	7,470	28,584	45,672
PROJECTED GROWTH 2024 - 2029	213	54	-150

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE (20 TO 64 YEARS)	5,295	18,937	29,371
% FEMALE	34.7%	38.5%	42.3%
% MALE	65.3%	61.5%	57.7%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	1,869	7,288	13,711
2029 PROJECTED	1,961	7,369	13,737
2020 CENSUS	1,711	6,822	12,991
GROWTH 2024 - 2029	92	82	26
PROJECTED ANNUAL CHANGE	0.8%	0.6%	0.6%
HISTORICAL ANNUAL CHANGE	4.6%	6.1%	5.5%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	114,598	113,975	111,788
2029 PROJECTED HH INCOME	119,430	118,583	116,655
ANNUAL CHANGE 2024 - 2029	4,832	4,608	4,867

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	133	274	547
TOTAL EMPLOYEES	1,924	3,166	4,682
WHITE COLLAR WORKERS	914	3,833	7,848
BLUE COLLAR WORKERS	835	2,204	4,834

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	31	170	767
HIGH SCHOOL DIPLOMA	715	2,317	5,165
SOME COLLEGE	953	3,916	6,870
ASSOCIATE	586	1,706	3,308
BACHELOR'S	788	3,236	4,986
GRADUATE	689	2,327	3,346

Data Source: ©2024, Sites USA

STARBUCKS
BARKSDALE STATION
Dahlke Orthodontics
DuPont Dental
DuPont Oral Surgery
Edward Jones
Pine & Moss

STARBUCKS

STARBUCKS

BARKSDALE STATION

For more information on this property, please contact

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