

FOR LEASE, BUILD-TO-SUIT, OR GROUND LEASE

EAGLES LANDING

*Highly visible retail development located at
the intersection of Hwy 8 & Hwy 12*

HIGHWAY 8 & HIGHWAY 12, ELMA, WA

AVAILABLE
33,108 SF

AVAILABLE
36,078 SF

AVAILABLE
34,014 SF



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EXCLUSIVELY LEASED BY



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*High-image office spaces with
divisible floor plans available for
immediate occupancy*

New medical facility across the street, near major new
developments

Options for lease, build-to-suit, ground lease

High traffic counts with over 6,000 vehicles per day
on Highway 12 and over 15,000 vehicles per day on
Highway 8

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	1,925	6,565	8,593
2030 PROJECTED	1,882	6,473	8,523
2020 CENSUS	2,000	6,901	8,853
2010 CENSUS	1,926	6,565	8,450

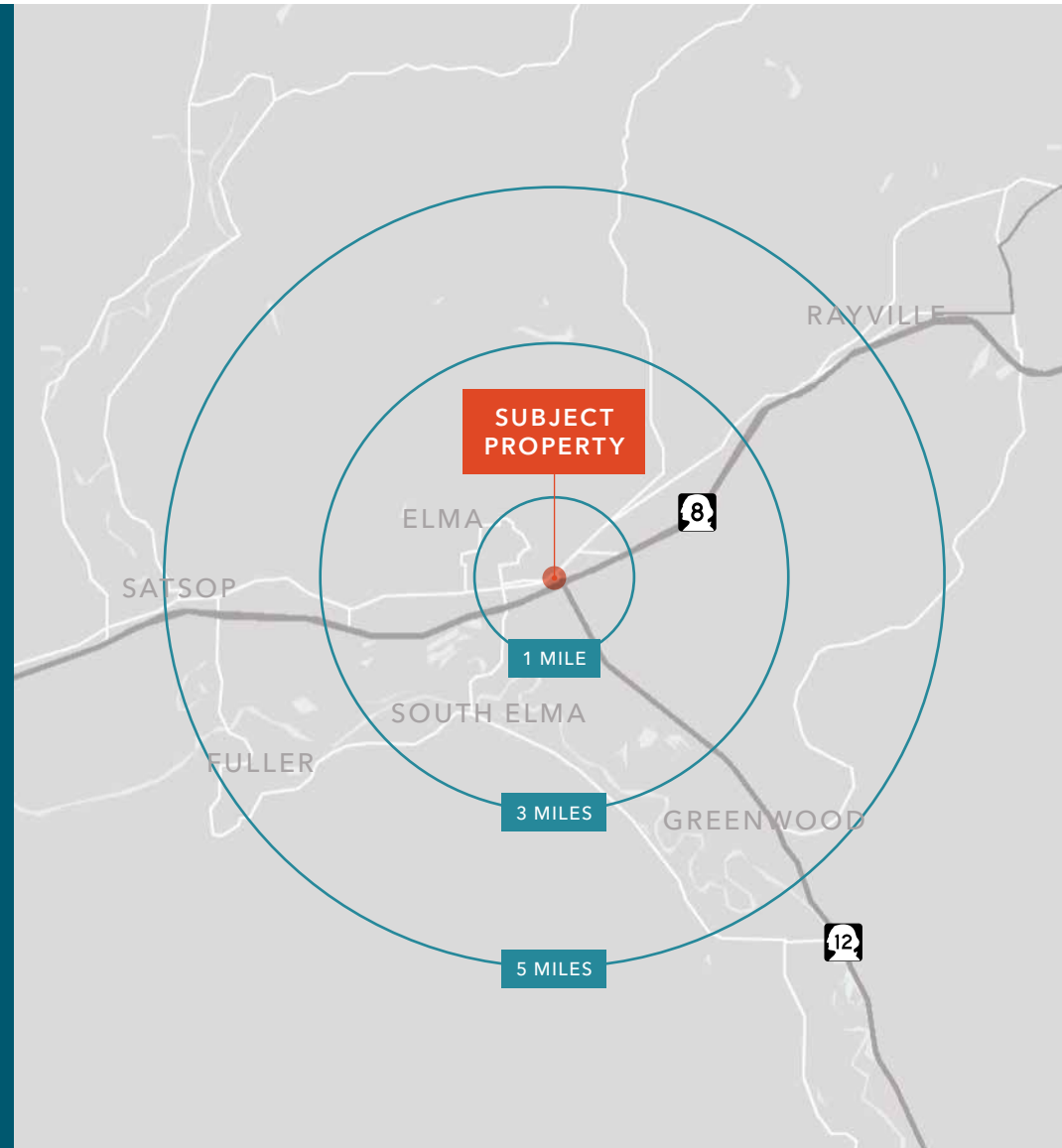
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.1	39.2	40.2
% FEMALE	48.5%	49.7%	49.6%
% MALE	51.5%	50.3%	50.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$88,126	\$80,988	\$82,157
2030 MEDIAN PROJECTED	\$87,123	\$80,485	\$81,768
2025 AVERAGE	\$105,271	\$100,613	\$102,197
2030 AVERAGE PROJECTED	\$104,067	\$99,697	\$101,400

Data Source: ©2025, Sites USA



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