FOR SALE OR LEASE

FREESTANDING RETAIL BOX 27,144 SF

4014 E MARTIN WAY, OLYMPIA, WA 98506

Property Highlights

- 27,144 SF stand-alone retail/warehouse
- High visibility building on 1.98 acres on one of East Olympia's busiest arterials
- Well located on heavily traveled Martin Way within ¼ mile from I-5 interchange
- 65 parking stalls with easy access to I-5
- Ceiling Heights 14'6" throughout with 18' in showroom.
- 4 loading docks with 3 driveways for access
- Listed for lease at $15 PSF + NNN
- Listed for sale at $6,200,000

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POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	8,938	67,565	168,451
2028 PROJECTION	9,097	68,469	172,936
2020 CENSUS	8,759	65,897	163,510
PROJECTED GROWTH 2023 - 2028	0.4%	0.3%	0.5%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	$83,202	$114,052	$115,706
2028 PROJECTED HH INCOME	$88,499	$123,493	$123,370
ANNUAL CHANGE 2023 - 2028	1.3%	1.7%	1.3%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	3,902	27,609	68,578
2028 PROJECTED	3,948	27,709	69,676
2020 CENSUS	3,904	26,803	65,630
GROWTH 2023 - 2028	0.2%	-	0.3%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	953	3,113	7,057
TOTAL EMPLOYEES	10,640	31,126	67,893
WHITE COLLAR WORKERS	61.3%	64.2%	65.7%
BLUE COLLAR WORKERS	38.7%	35.8%	34.3%

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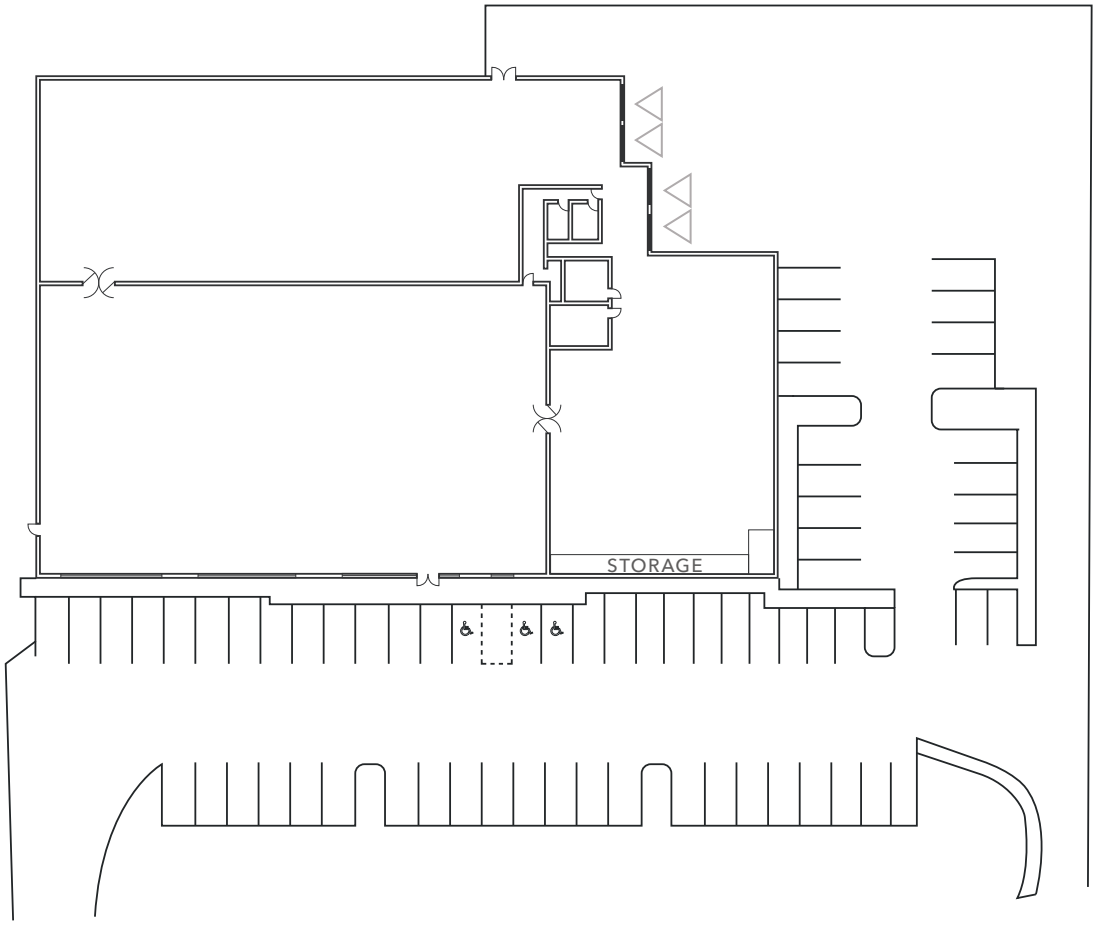
Pictures taken by SH&H Valuation and Consulting



Dock-high loading

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