

6115-6119
LITTLE ROCK RD

TUMWATER, WA

Permit Ready Self Storage Opportunity Available Now

Permit Ready for 4-story 112,472 SF Indoor Class A Self Storage

Convenient access to I-5 & located on high traffic roundabout

Close proximity to multiple big box stores including Wal-Mart, Costco, Fred Meyer, & The Home Depot

New retail development directly across the street with national tenants

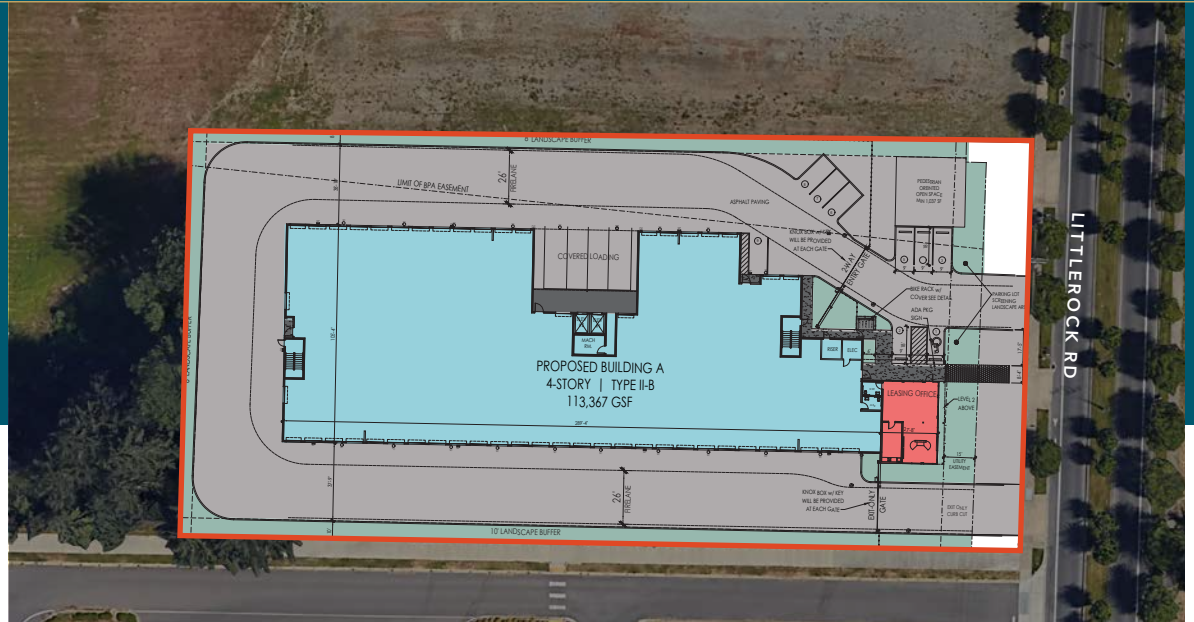
CITY PARK planned directly west of the site

All Civil, Architectural, Mechanical, Engineering Drawings complete ready for approvals

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
EST. POPULATION	7,782	42,647	108,088
PROJECTED POPULATION	8,362	44,413	111,876
EST. AVG HH INCOME	\$104,675	\$126,990	\$120,163
PROJECTED AVG HH INCOME	\$103,488	\$125,642	\$118,673

Data Source: ©2025, Sites USA

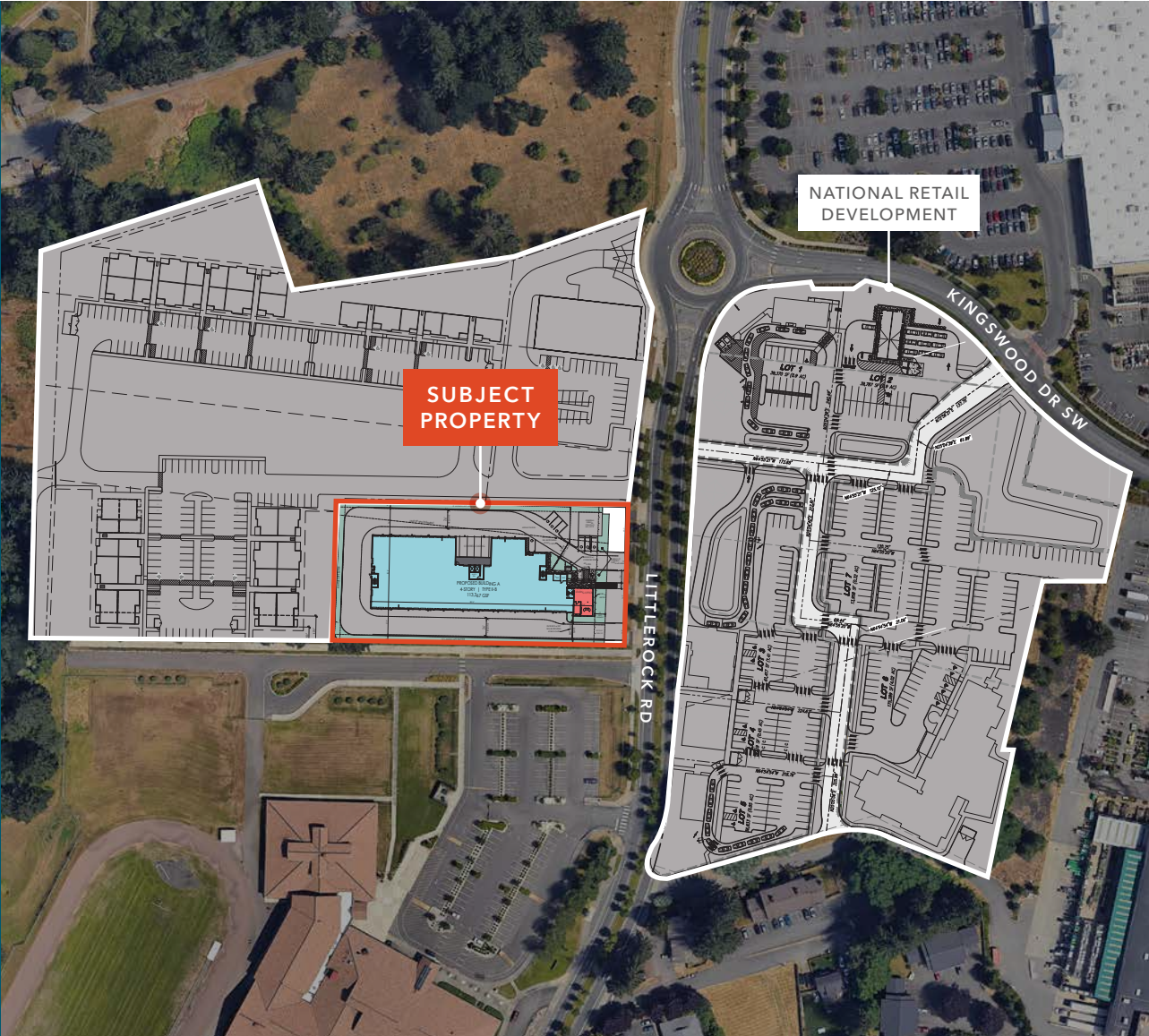
UNIT MIX

	Drive-Up Direct Access	Covered Drive-Up Access	Secured Interior Access	Secured Elevator Access	Total
TOTAL UNITS	50	1	62	779	892
% OF TOTAL UNITS	6%	0%	7%	87%	
TOTAL NRSF	11,950	150	10,100	63,830	86,030
% OF TOTAL AREA	14%	0%	12%	74%	
AVG UNIT SIZE	239	150	163	82	96

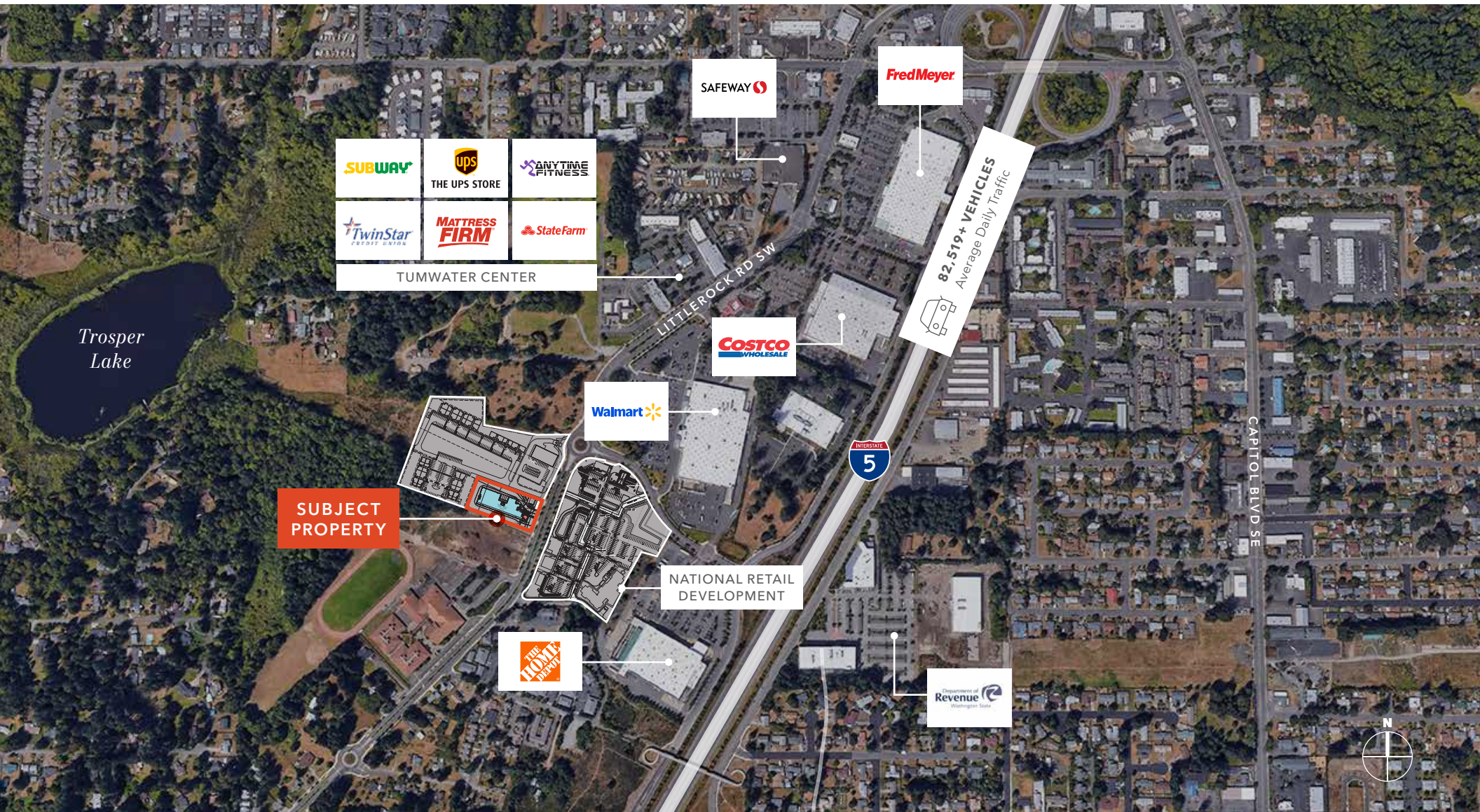
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