

FOR SALE/FOR LEASE

8312 QUINAULT DR NE

LACEY, WA 98516

Cabela's



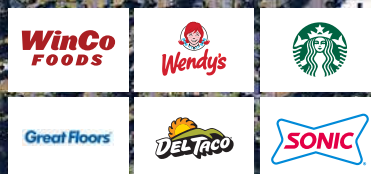
SUBJECT PROPERTY



98,212+ VEHICLES
Average Daily Traffic



EXIT 111



25,808+ VEHICLES
Average Daily Traffic



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km Kidder Mathews

Last Vacant Hawks Prairie Pad on Southside of I-5 in Lacey

0.99 acres fully improved and paved

General Commercial Zoning with City of Lacey

Last vacant parcel adjacent to Home Depot/Costco in
Hawks Prairie

Ownership will consider ground lease, build-to-suit,
or possible sale

\$1,325,000 sale price

Contact broker for lease rate

98K+

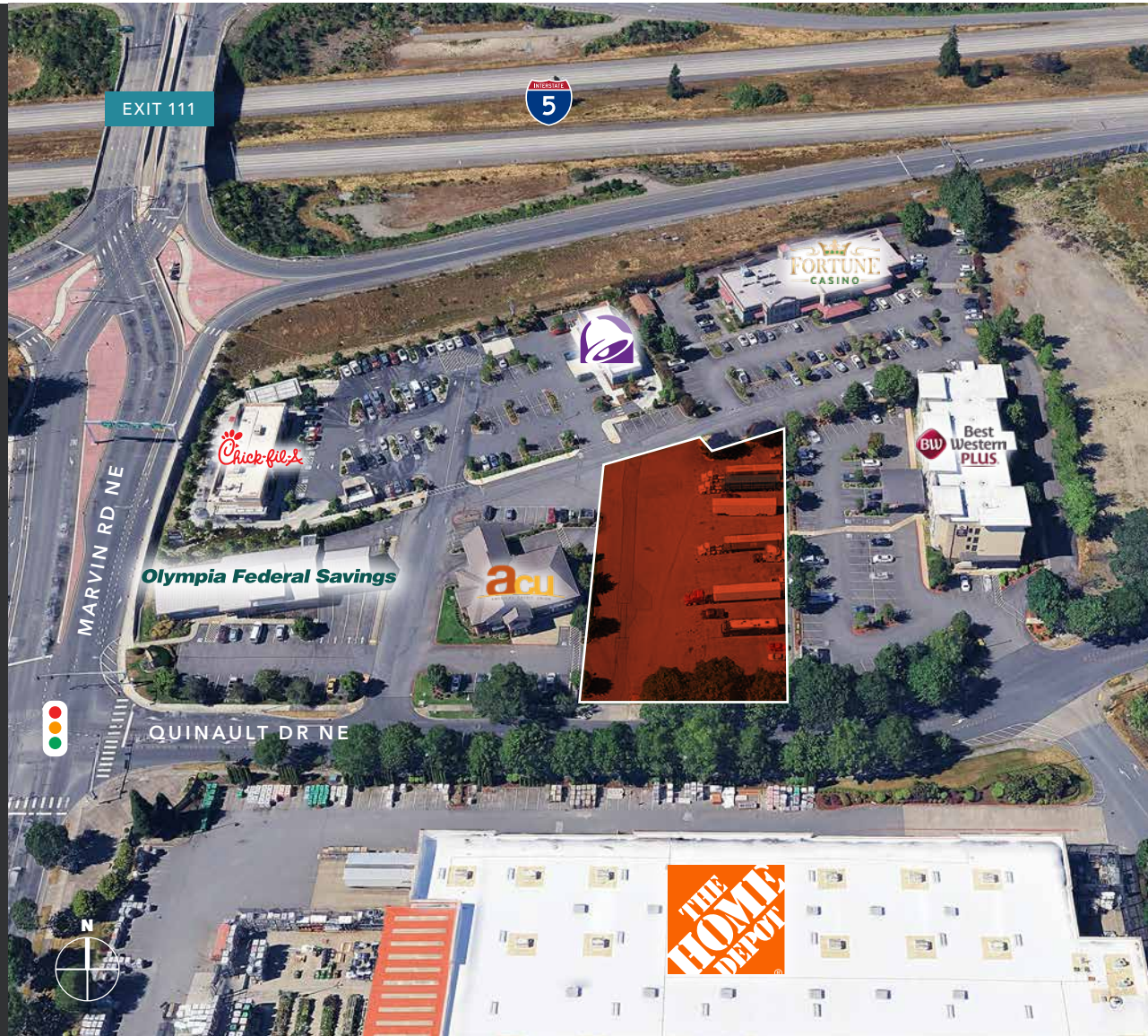
AVERAGE DAILY
TRAFFIC ON I-5

25K+

AVERAGE DAILY TRAFFIC
ON MARVIN RD NE

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	6,228	37,449	88,105
2020 CENSUS	8,073	48,985	106,421
2025 ESTIMATED	8,355	53,187	111,222
2030 PROJECTED	8,915	56,678	115,441

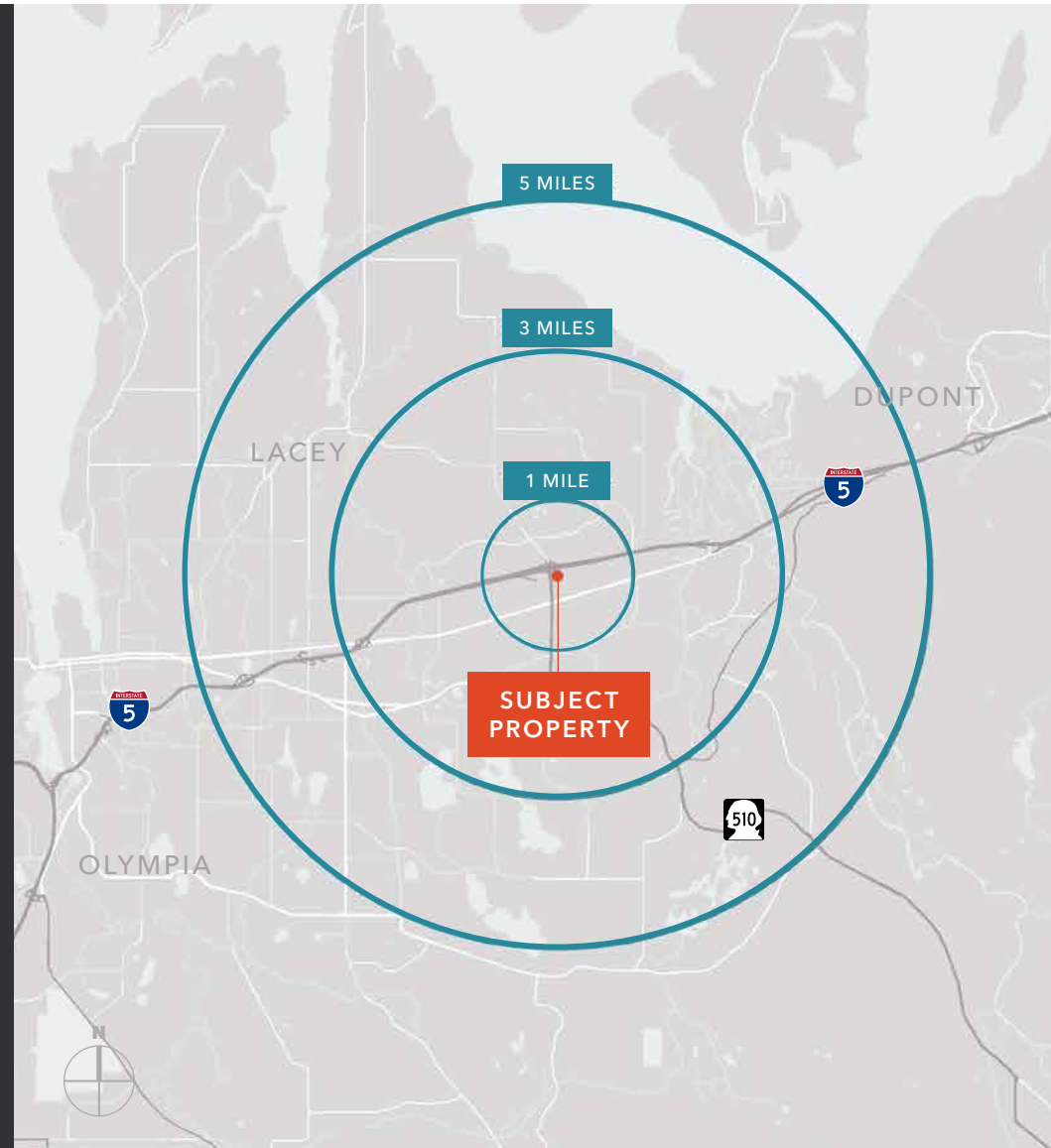
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	30.8	37.3	38.5
% FEMALE	49.8%	50.2%	50.5%
% MALE	50.2%	49.8%	49.5%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$88,109	\$98,450	\$95,691
2030 MEDIAN PROJECTED	\$88,334	\$98,439	\$95,688
2025 AVERAGE	\$104,663	\$122,288	\$118,295
2030 AVERAGE PROJECTED	\$105,080	\$122,430	\$118,472

Data Source: ©2025, Sites USA



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