

FOR LEASE/SALE BUILD-TO-SUIT

30,000 SF COMMERCIAL PAD

BOONE ST (US-101) & MARION ST
ABERDEEN, WA

101



SUBJECT
PROPERTY



W MARION ST

105

S BOONE ST

W CUSHING ST

W CURTIS ST

W KING ST

W SCOTT ST

S CLARK ST

KIDDER.COM

km Kidder
Mathews

Property Features

TOTAL AREA	30,000 SF
PARCEL NO.	021805101301
UTILITIES	Water, sewer, power, natural gas available
ZONING	General Commercial - City of Aberdeen
LOCATION	• Hard corner location • Full access from Marion Street • Excellent visibility & frontage • Right in/right out allowed on Hwy 101
POTENTIAL USE	Auto service, retail, QSR, coffee, medical, banks, multi-tenant development, etc.

\$66K

+NNN - ANNUAL
GROUND LEASE

\$650K

FOR SALE PRICE



DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2010 CENSUS	11,788	19,627	28,639
2020 CENSUS	11,684	19,535	28,379
2026 ESTIMATED	11,150	18,615	27,114
2031 PROJECTED	10,897	18,155	26,426

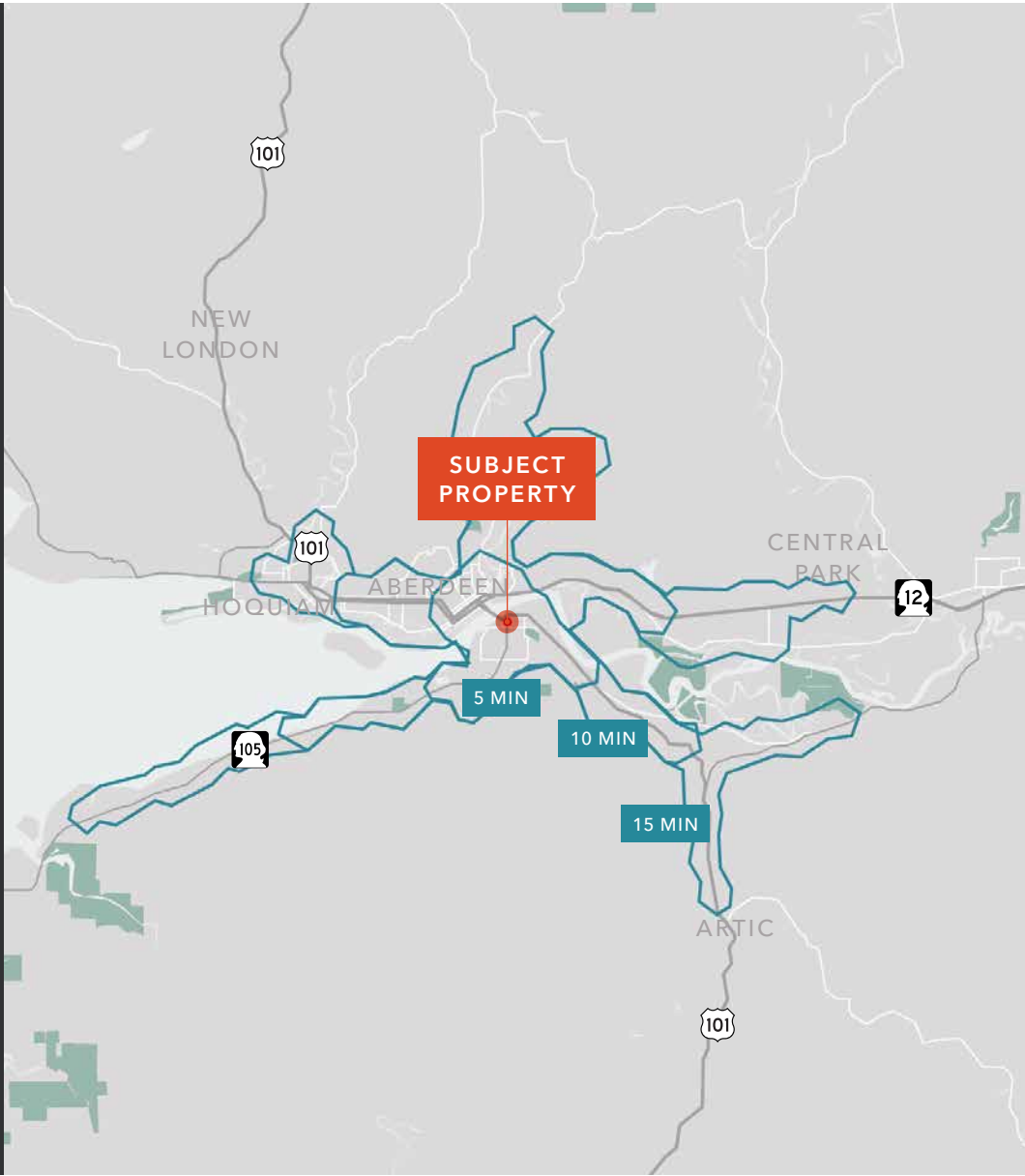
MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	36.5	37.6	38.8
% FEMALE	48.1%	48.5%	48.6%
% MALE	51.9%	51.5%	51.4%

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2026 MEDIAN	\$56,512	\$58,375	\$61,937
2031 MEDIAN PROJECTED	\$56,251	\$58,254	\$61,948
2026 AVERAGE	\$78,433	\$81,569	\$86,625
2031 AVERAGE PROJECTED	\$78,372	\$81,596	\$86,695

Data Source: ©2026, Sites USA





30,000 SF COMMERCIAL PAD

*For more information on
this property, please contact*

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