TRAX AT DUPONT STATION

1430/1460 WILMINGTON DRIVE | DUPONT, WA 98327

FOR LEASE

RETAIL/OFFICE SPACE



AVAILABLE SUITES

BUILDING SUITE AVAILABLE SIZE

D-1 #120 1,667 SF

LEASE RATE: \$20.00/SF/YR, NNN

PROPERTY HIGHLIGHTS

- Ready for tenant improvements
- Highly desirable new construction retail in 180-unit apartment development
- Parking ratio 4.91/1000
- Adjacent to Joint Base Lewis-McChord with an estimated population of 48,000

BRIANA HICKEY

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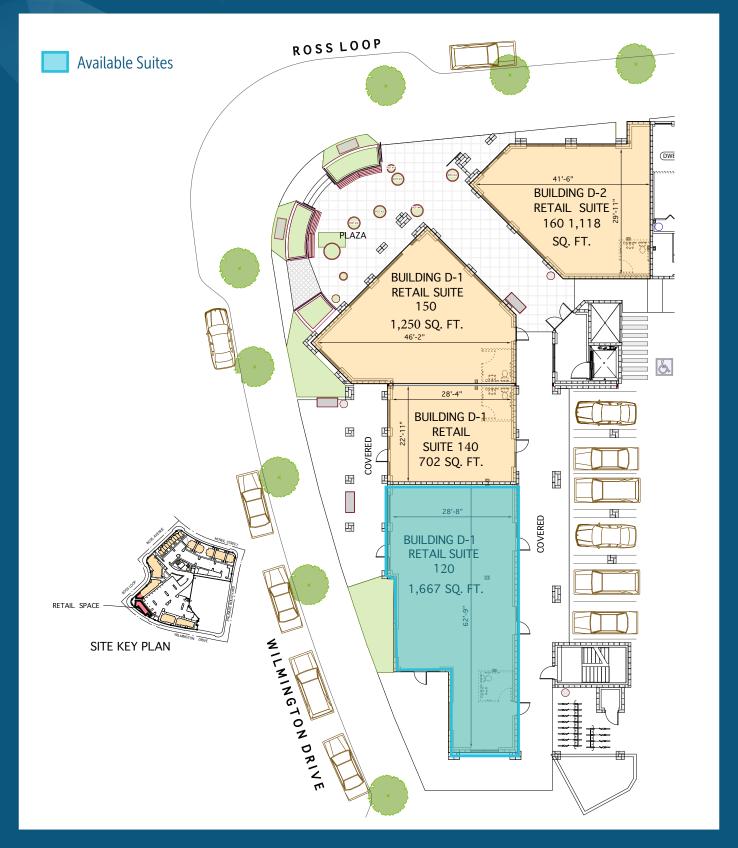
LEE & ASSOCIATES

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NEIL WALTER C O M P A N Y

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| DEMOGRAPHICS | 1-Mile | 3-Mile | 5-Mile |
|------------------------|----------|----------|----------|
| 2019 Total Population: | 6,034 | 14,947 | 32,603 |
| Median HH Income: | \$84,788 | \$71,401 | \$62,747 |

TRAFFIC COUNTS

I-5 @ Center Dr/Steilacoom $\pm 111,000$ cars per day Center Dr @ McNeil St $\pm 22,698$ cars per day Palisade Blvd @ Wilmington Dr $\pm 4,050$ cars per day



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