

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

253.779.2424 | bhickey@neilwalter.com

NEIL WALTER COMPANY

1940 East D St, Ste 100 | Tacoma, WA 98421

www.neilwalter.com

KYLE PROSSER

253.444.3025 | kprosser@lee-associates.com

LEE & ASSOCIATES

701 Pike St, Ste 1025 | Seattle, WA 98101

www.lee-associates.com/northwest

TRAX AT DUPONT STATION



1430/1460 WILMINGTON DRIVE | DUPONT, WA 98327

NEIL WALTER
COMPANY

Available Suites



All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

TRAX AT DUPONT STATION

1430/1460 WILMINGTON DRIVE | DUPONT, WA 98327



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	±111,000 cars per day
Center Dr @ McNeil St	±22,698 cars per day
Palisade Blvd @ Wilmington Dr	±4,050 cars per day



BRIANA HICKEY

253.779.2424 | bhickey@neilwalter.com

NEIL WALTER COMPANY

1940 East D St, Ste 100 | Tacoma, WA 98421

www.neilwalter.com

KYLE PROSSER

253.444.3025 | kprosser@lee-associates.com

LEE & ASSOCIATES

701 Pike St, Ste 1025 | Seattle, WA 98101

www.lee-associates.com/northwest



NEIL WALTER
COMPANY

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.