

GROUND LEASE

4350 Martin Way East
Olympia, WA 98516



4350 MARTIN WAY EAST

Tim Weber | Don Whittles | Blake Weber

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

4350 MARTIN WAY EAST:

0.41 ACRE LOT
17,860 SF

\$60,000 PER YEAR

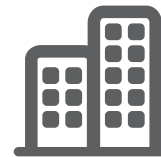
- Parcel # 11817140900
- Immediate access to I-5 North & South
- 45,000 CPD on Martin Way
- Great synergy with neighboring properties
- Close employee drivers such as St Martin University and State of WA



Population



Average HH Income

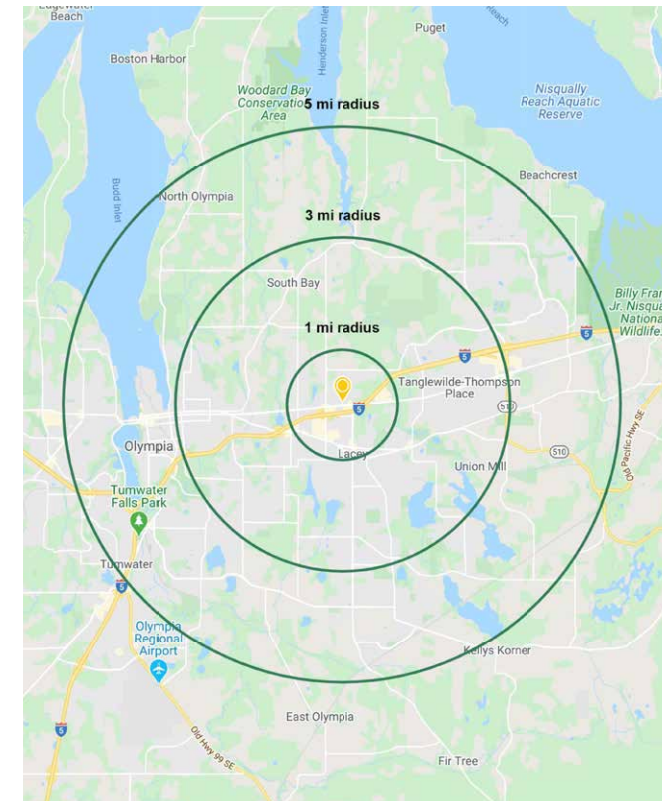


Daytime Population

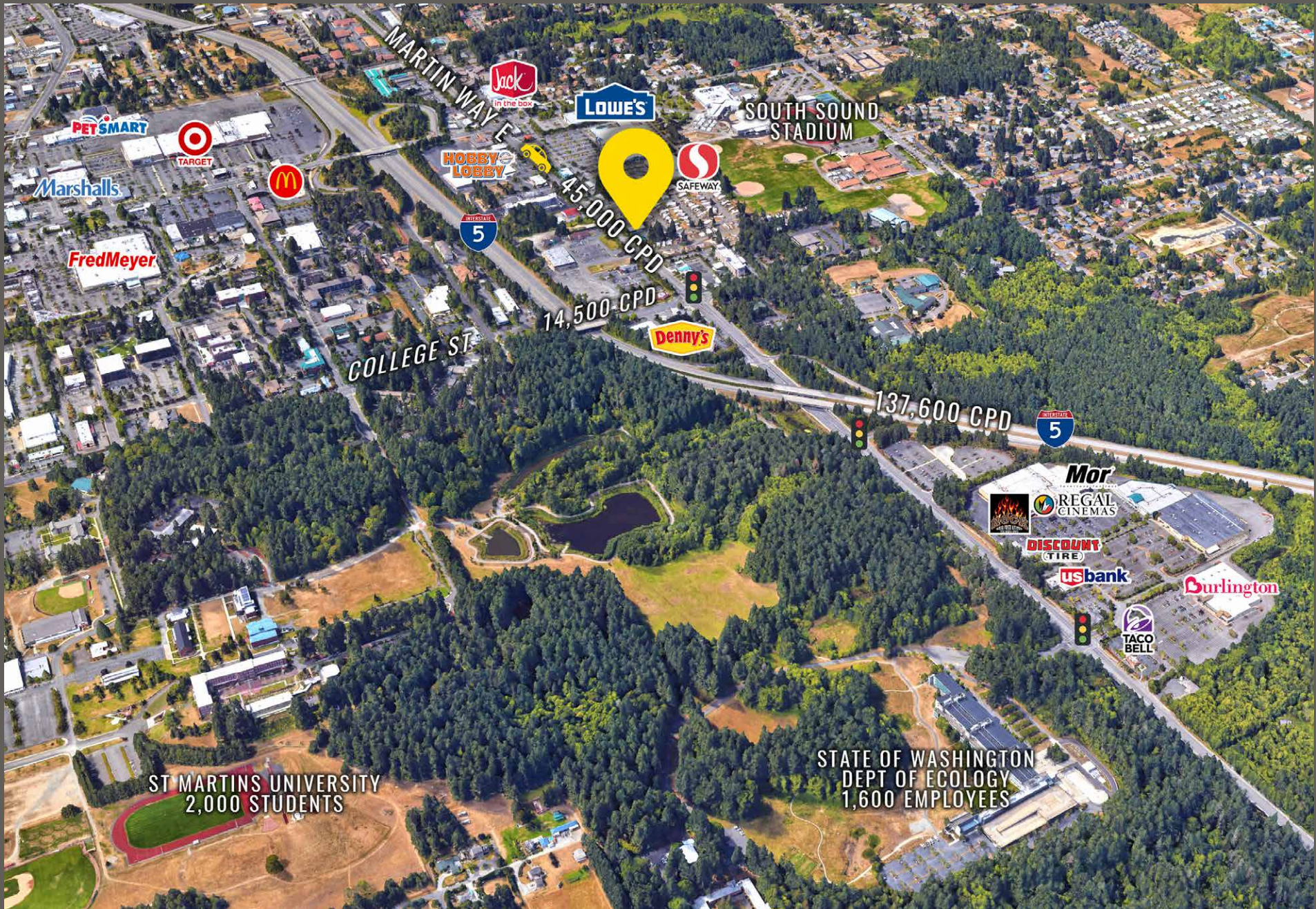
Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	7,078	\$61,191	16,737
Mile 3	62,547	\$86,271	54,355
Mile 5	155,622	\$91,140	125,758

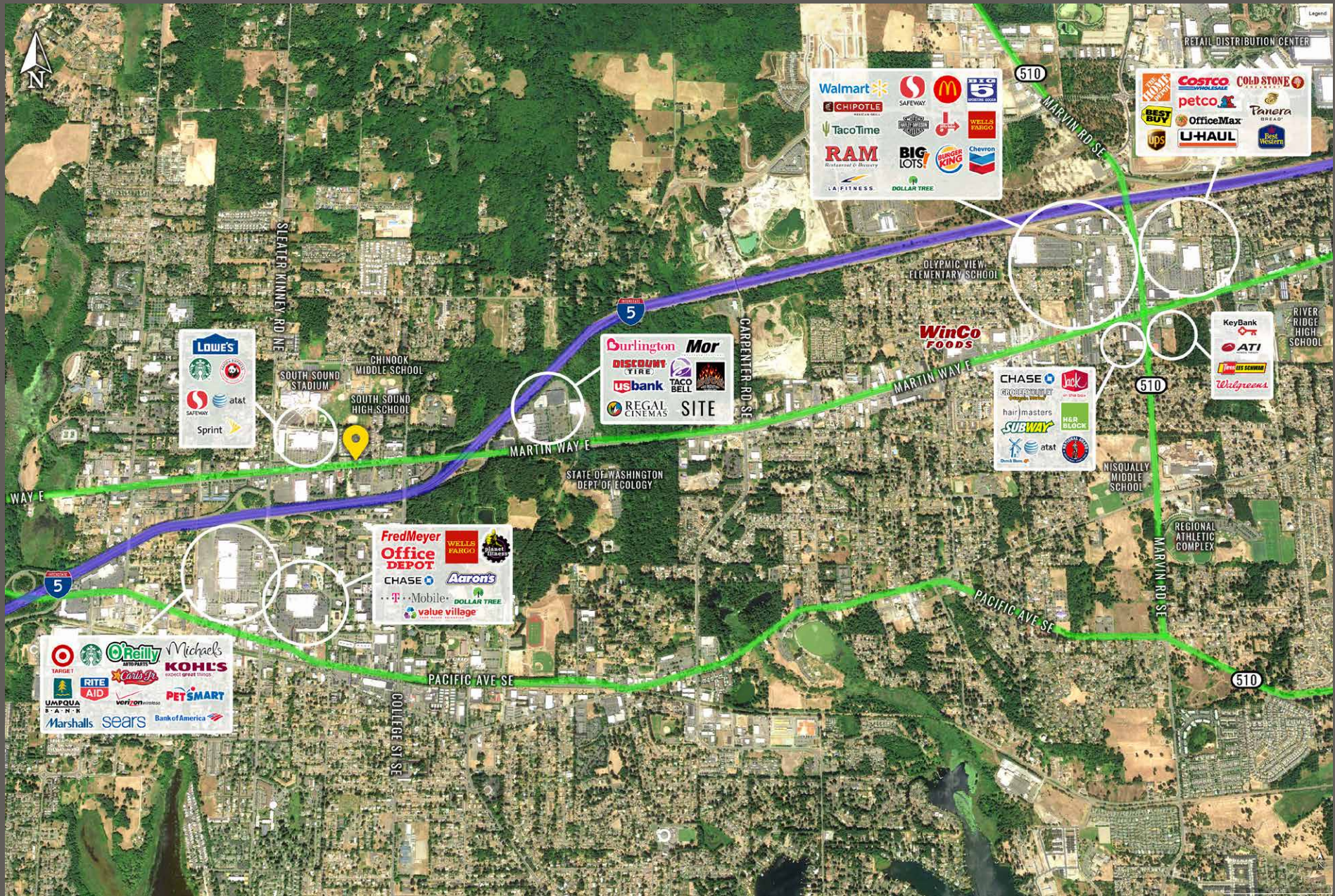
NEARBY TENANTS



LOCATION DETAILS



LOCATION AERIAL





LACEY, WA is situated on the southern tip of the Puget Sound offering unlimited opportunities for outdoor recreation with the adjoining 3,7000-acre Nisqually National Wildlife Refuge. Lacey residents are highly educated, community-oriented, and enjoy the highest median household income of any city in Thurston County. Businesses have taken notice and economic development has flourished. Six times over the last eight years, quarterly employment growth has ranked within the top 15% of the 325 largest US metropolitan counties.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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