

**FOR SALE**

11607 State Route 302  
Gig Harbor, WA 98329



## PROPERTY ON THE KEY PENINSULA

Ray Velkers

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

11607 STATE ROUTE 302:

PRICE: ~~\$825,000~~ **\$695,000!**

BUILDING: 3,520 SF - PLUS GARAGE: 1,920 SF

- Located on the Key Peninsula
- Lot size: 56,192 SF - 1.29 acres
- Daily car count 19,000 per day
- Plenty of parking
- Right & Left hand turns
- Zoned - Commercial, retail, office, restaurants, etc.
- Owner financing available
- Septic
- Private/Owned Class B Well with hook ups to sell. Three commercial hookups and one residential.
- **Parcel # 0122212040**
- **Parcel # 0122212045: Adjacent parcel - Also Available**

52,272 SF (1.20 acres) Price: \$105,000

TENANTS



NEARBY TENANT



# DEMOGRAPHICS

## POPULATION

Mile 1	Mile 3	Mile 5
659	11,866	32,837

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$114,715	\$100,622	\$123,735

## DAYTIME POPULATION

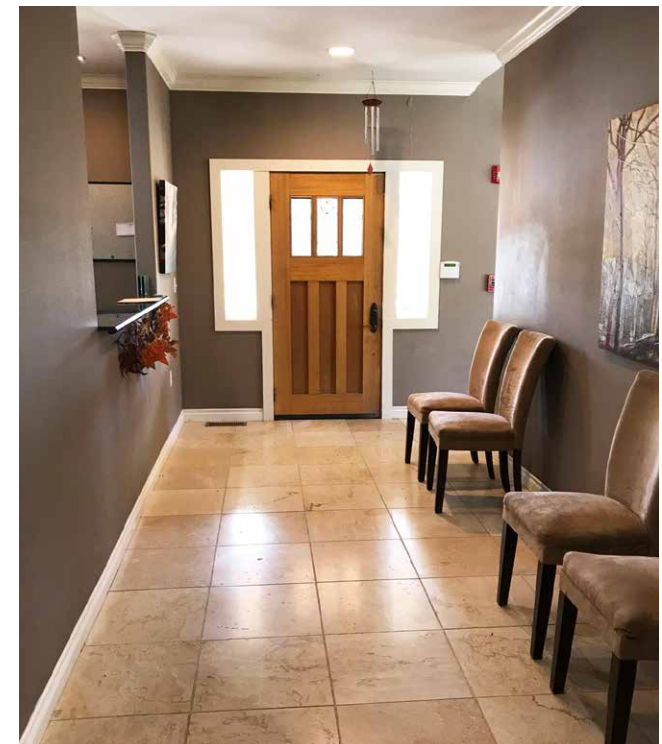
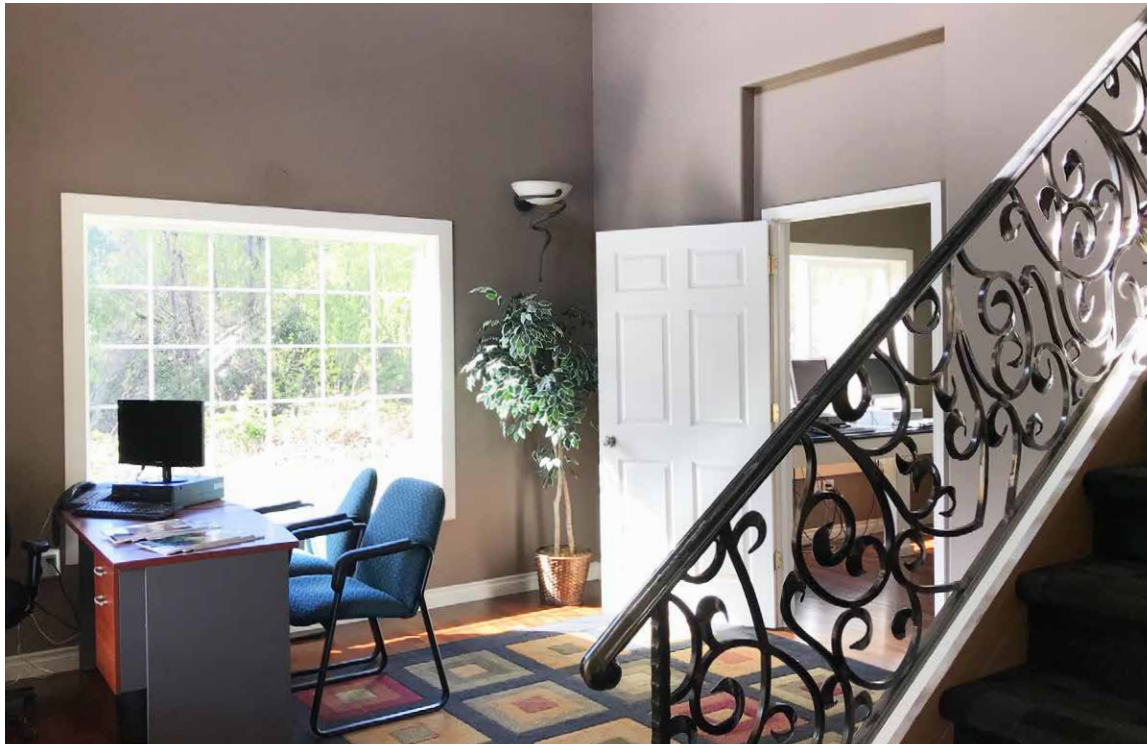
Mile 1	Mile 3	Mile 5
274	4,950	17,376



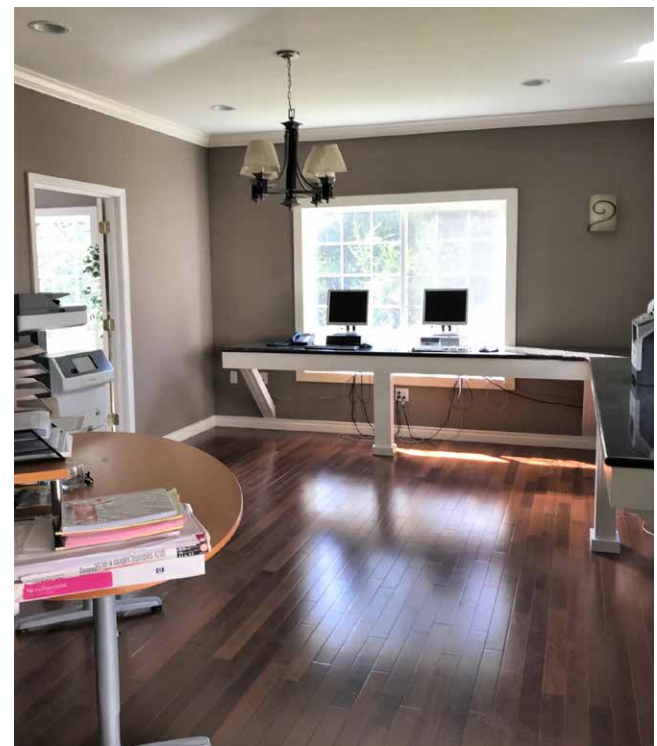
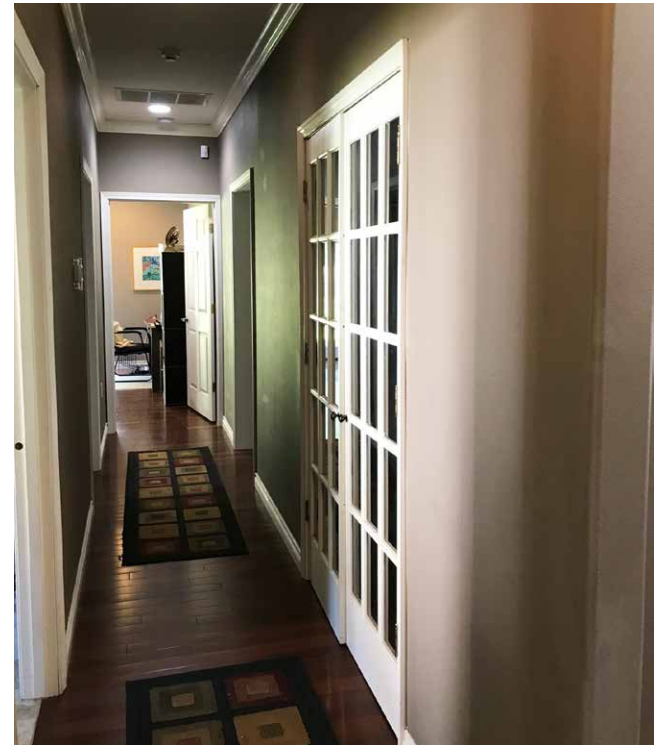
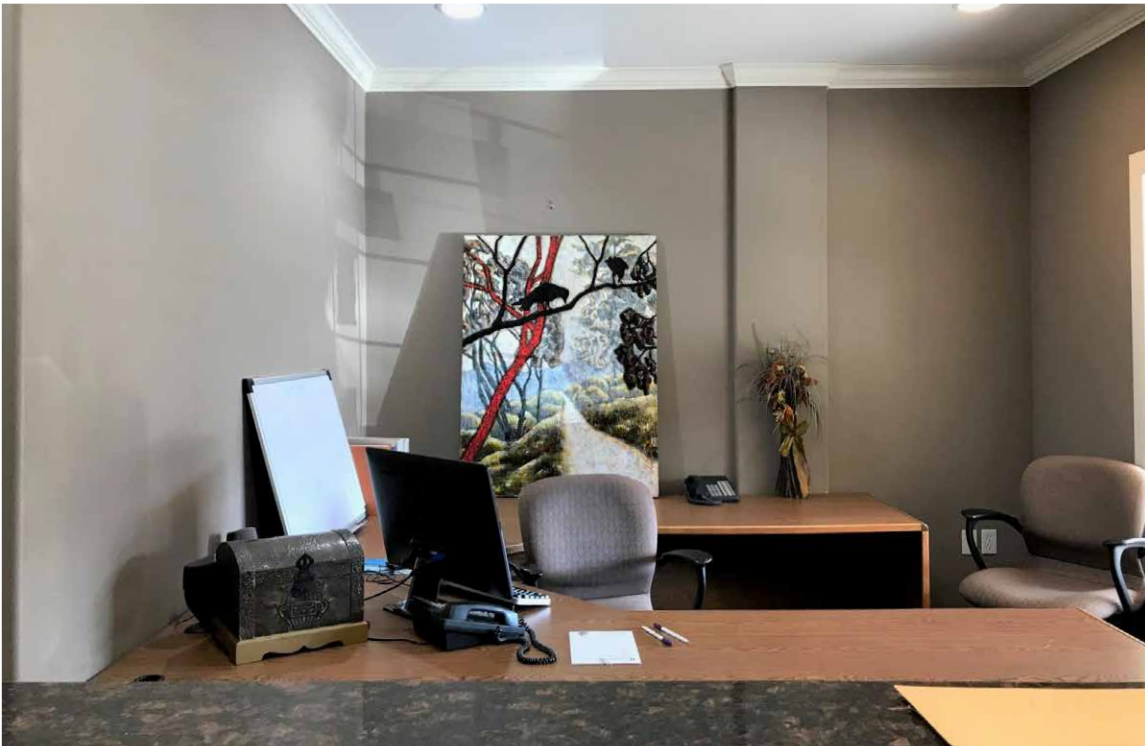
SUMMARY



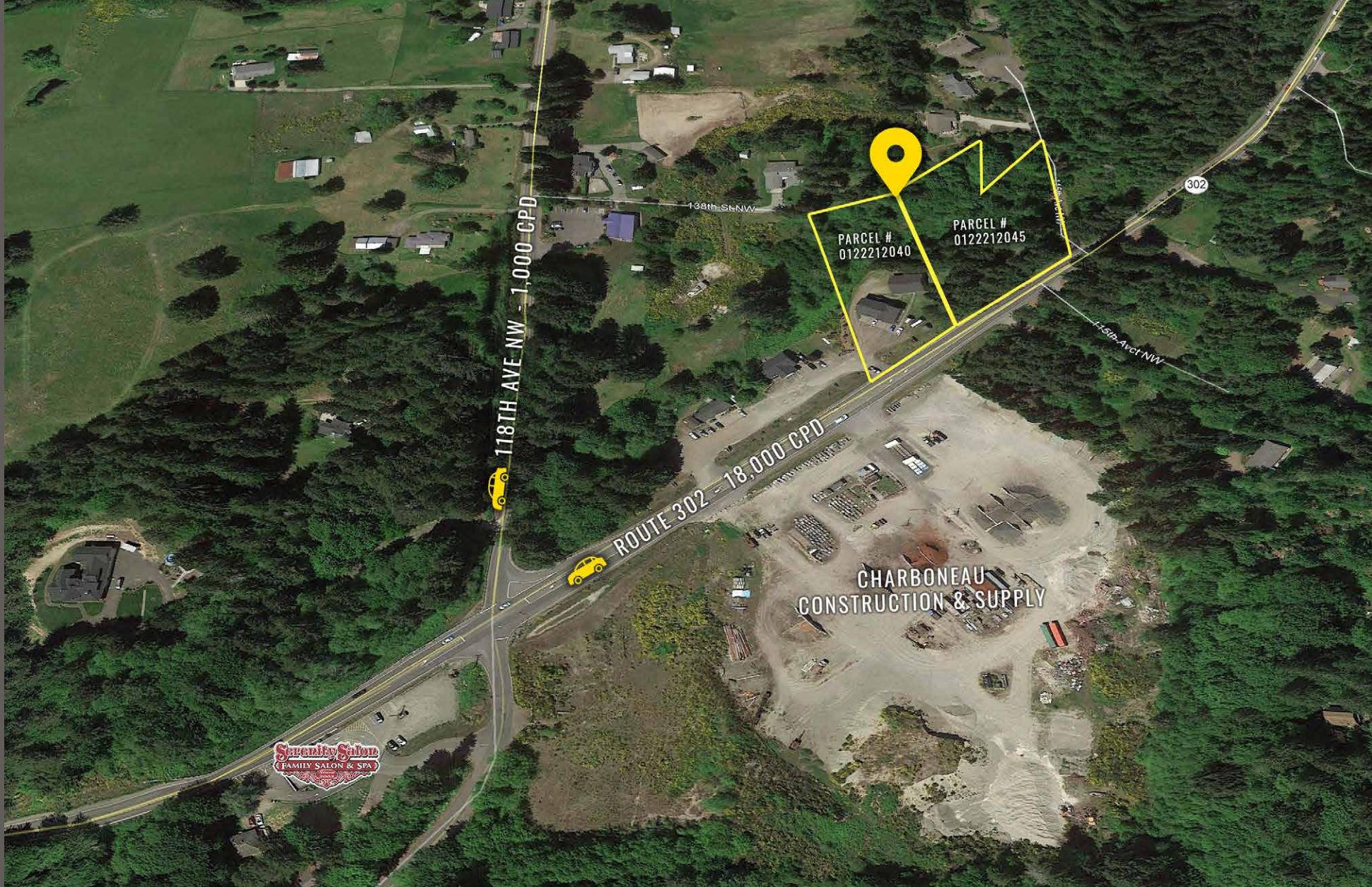
SUMMARY



SUMMARY



LOCATION DETAILS



Located on  
Route 302



Located on the  
Key Peninsula

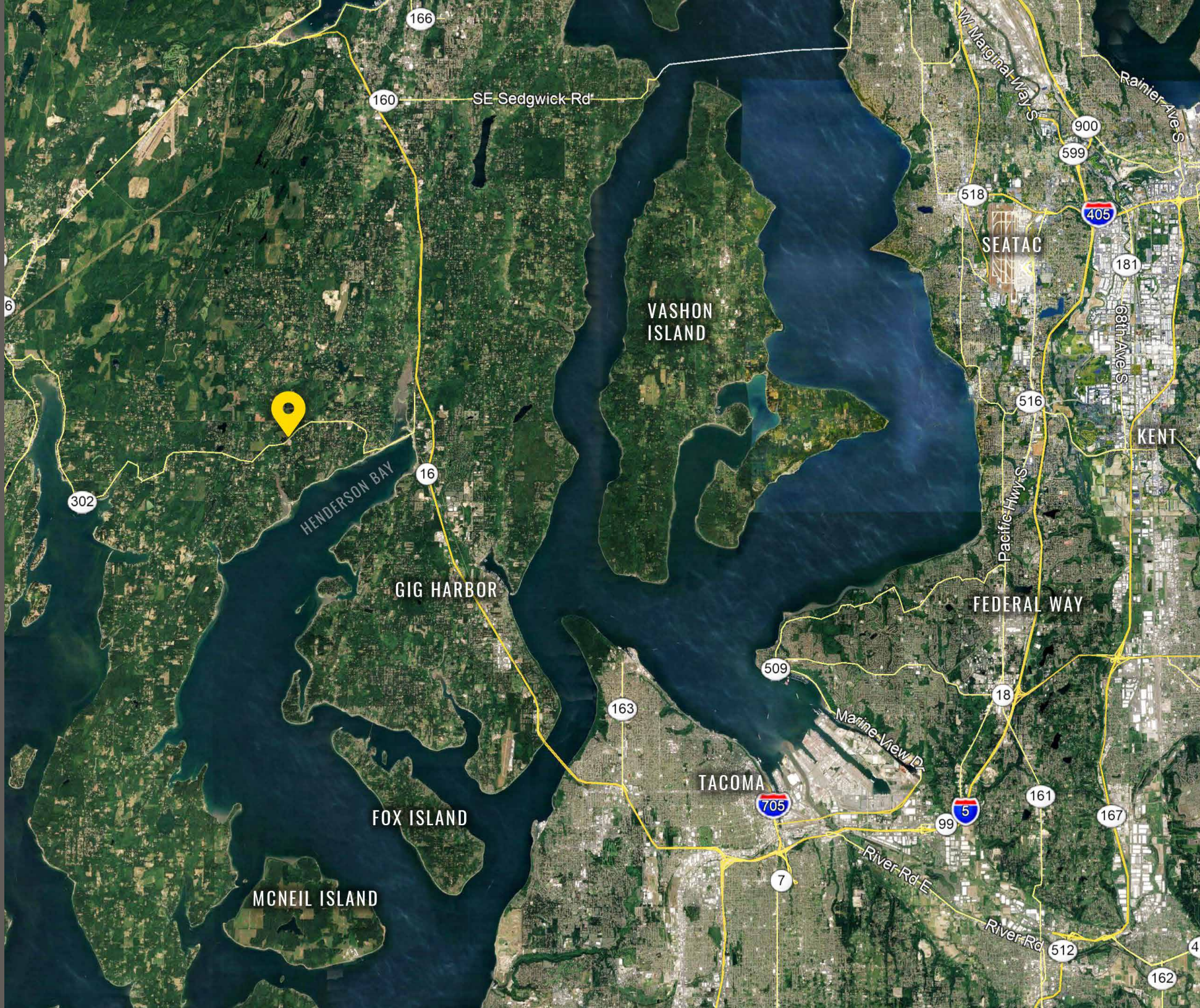


18,000 CPD  
Route 302



1,000 CPD  
118th Ave NW

LOCATION AERIAL





**GIG HARBOR, WA** is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.



TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

**RAY VELKERS**

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