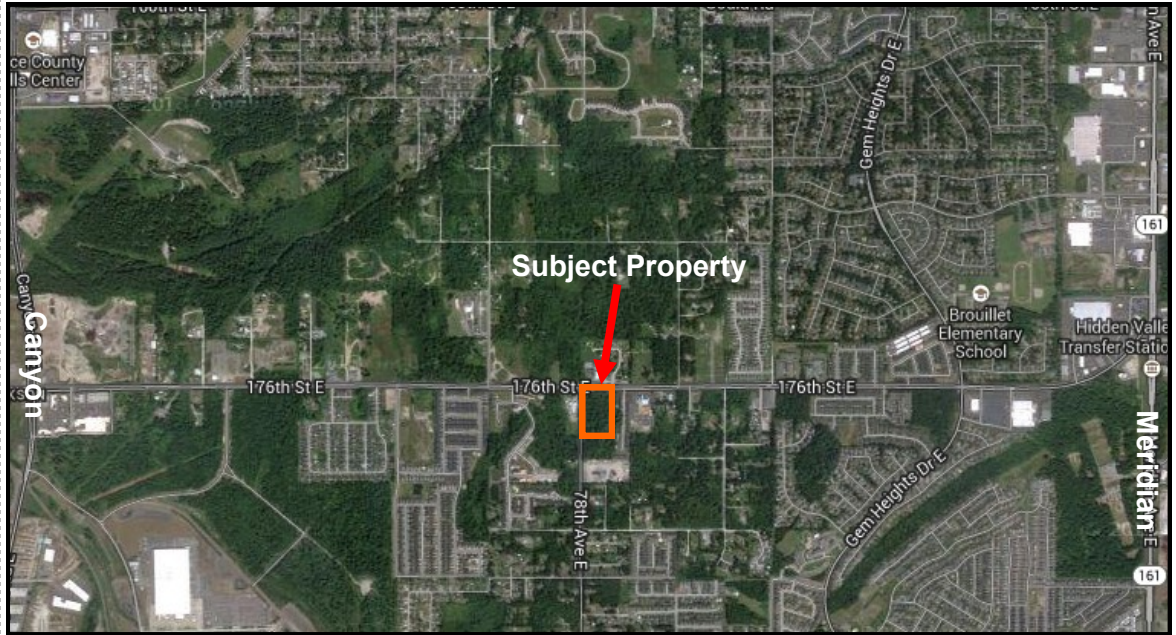


Prime South Hill Corner Lot

176th St E & 78th Ave E, Puyallup, WA

FOR SALE:



Price: \$1,250,000 (\$6.22/SF)

Size: 4.6 Acres
(up to 2.61 acres usable)

Zoning: ROC (Residential / Office / Civic)

Uses: Senior Housing, Multi-Family, Daycare, Office or General Retail

- Property Details:**
- Wetland Assessment Report & Delineation Completed
 - 330' Frontage on 176th St E
 - Signaled Corner Lot

Traffic Counts: 176th St E - 22,300 CPD
78th Ave E - 11,650 CPD

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Avg HH Income	\$74,488	\$78,975	\$75,771
Population	8,946	62,638	151,190

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