

# GRAHAM TOWN CENTER PHASE III

22006 Meridian E. Graham, WA 98338

FOR SALE/LEASE



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## LOCATION DETAILS

- Traffic Counts on Meridian Ave E: 22,000 CPD
- Meridian Frontage
- Immediate or Proximity to Prime Intersection at 224th



## AVAILABLE

- **Rare Drive Thru Opportunity on Meridian**
- 6 Parcels Available For Sale, Lease or Ground Lease Totaling 4.75 Acres
- Can Be Purchased or Leased Separately
- Drive Thru Pad Available with Meridian Frontage
- \$5.00 - \$15.00 Per Square Foot

## PROPERTY DESCRIPTION

- Excellent Meridian Exposure
- Approved Site Plan
- Last Vested Commercial Project
- Graham RAC Zoned area of Pierce County

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	3,453	43,160	96,353
Average HH Income	\$75,826	\$84,641	\$83,793
Daytime Population	1,414	14,916	42,052



First Western Properties - Tacoma, Inc.  
6402 Tacoma Mall Blvd, Tacoma, WA 98409  
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Parcel	Square Feet
6026050010	29,593
6026050020	56,237
6026050030	17,437
6026050041	44,133
6026050050	21,613
6026050060	38,170



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