



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

GRAND MOUND

\$2,167,780

19722 Old Hwy 99
Rochester, WA 98579

AVAILABLE SPACE
5.85 Acres

AREA

I-5 exit 88 just 10 miles south of Olympia at Hwy 12.



FOR SALE

CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
DANFORTH**
33313 1st Way S, Federal Way, WA 98003
253.874.3200



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19722 Old Hwy 99, Rochester, WA 98579

SALE



OFFERING SUMMARY

Sale Price: \$2,167,780

Lot Size: 5.85 Acres

Market: Grand Mound

Price / SF: \$8.51

PROPERTY OVERVIEW

Located at the Hwy 12 and I-5 interchange in Grand Mound between Olympia and Centralia. 5.85 acres of graded arterial commercial property. Join McDonalds, DQ, Jack in the Box, Starbucks, Shell, AM/PM. at the exit to the Great Wolf Lodge, Rochester, Aberdeen and the Olympic Peninsula. Great location for Hotel, sit down restaurant, or retail. 55,000 VPD on I-5.21,000 VPD on Old Hwy 99.

PROPERTY HIGHLIGHTS

- I-5 frontage
- Located in an Opportunity Zone
- Cleared, graded with all utilities available
- Roundabout at access point to property
- Highly visible freeway services location

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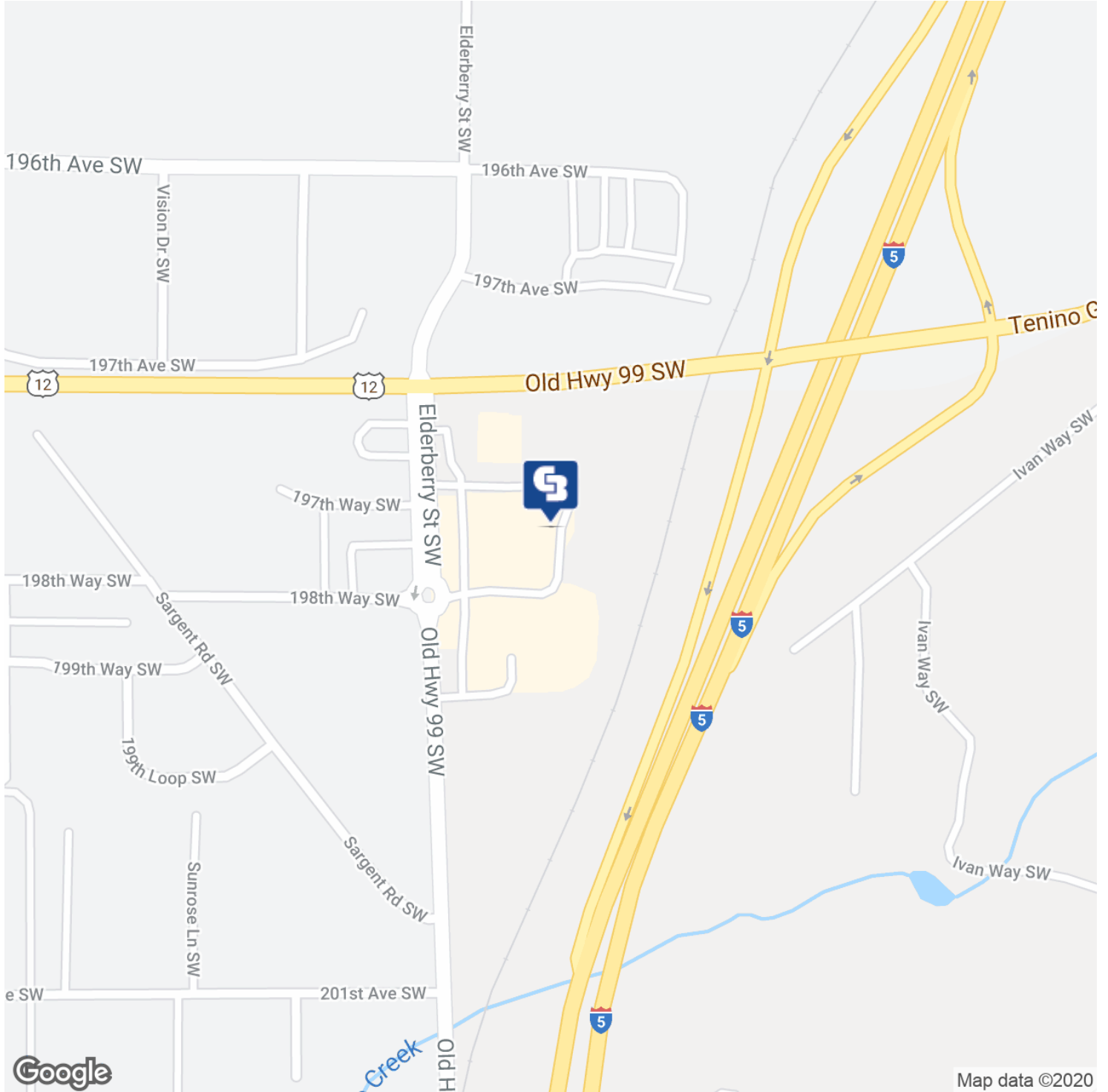
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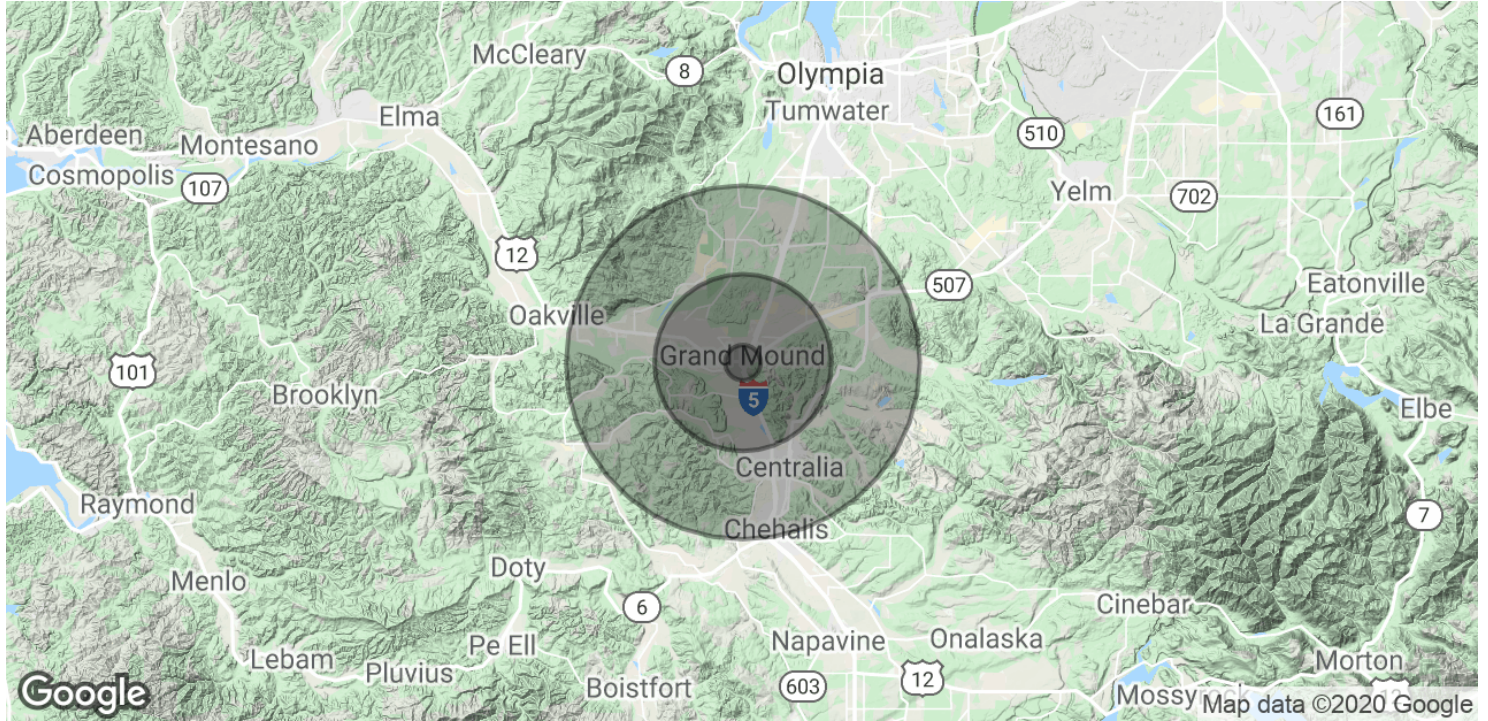
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	515	15,297	59,558
Median age	36.6	40.5	38.8
Median age (Male)	36.4	39.0	37.2
Median age (Female)	38.2	43.5	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	190	6,278	23,548
# of persons per HH	2.7	2.4	2.5
Average HH income	\$56,155	\$53,997	\$56,610
Average house value	\$254,293	\$249,211	\$234,124

* Demographic data derived from 2010 US Census

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