

1104 Kingham Street NE

Olympia, WA



FOR SALE

±47,179 SF Commercial Vacant Land
Development Opportunity

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km Kidder
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Features

- AVAILABLE** ±47,179 SF/±1.08 AC
- SALE PRICE** \$1,095,000
- IMPROVEMENTS** Fully improved pad, utilities stubbed on-site, compacted and graded with street improvements on Kingham Drive
- TRAFFIC COUNTS** Martin Way traffic counts 25,000+ VPD
- ACCESS** High visibility with access directly from lighted intersection adjacent to Winco Foods, Great Floors and Starbucks
- PARCELS/ZONING** Separate parcel without CCR's or exclusivity issues – zoning allows most commercial uses – Thurston County MHDC (Mixed High Density Corridor)
- LOCATION** Excellent pad location in Lacey/Hawk's Prairie area with great access to I-5 via Martin Way

DEMOGRAPHICS

| | 3 miles | 5 miles | 10 miles |
|-------------------|----------|----------|----------|
| Population | 42,286 | 91,827 | 221,544 |
| Average HH Income | \$82,960 | \$76,986 | \$79,127 |

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