



**FOR SALE—VACANT LAND ADJACENT TO:
5619 Valley Avenue East
Fife, Washington 98424**



\$995,000

**Excellent Visibility
Valley Avenue Frontage**

**Perfect Owner/User
Development Site**

Flexible Zoning

Property Summary

- Size** 1.83 Acres (79,714 SF)
- Parcel** #0420073093
- Zoning** CC (Community Commercial)
- 2018 Taxes** \$7,051.67
- Daily Traffic Count** ... 97,920
- ~ ±125' OF FRONTAGE (TBV) ~**

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Demographics

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	7,900	44,079	196,212
2023 Population:	8,520	47,632	210,769
Pop Growth 2018-2023:	7.85%	8.06%	7.42%
Average Age:	34.10	36.80	37.30
Households			
2018 Total Households:	3,199	16,549	74,077
HH Growth 2018-2023:	7.75%	7.90%	7.40%
Median Household Inc:	\$60,296	\$64,473	\$61,885
Avg Household Size:	2.40	2.60	2.60
2018 Avg HH Vehicles:	2.00	2.00	2.00

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