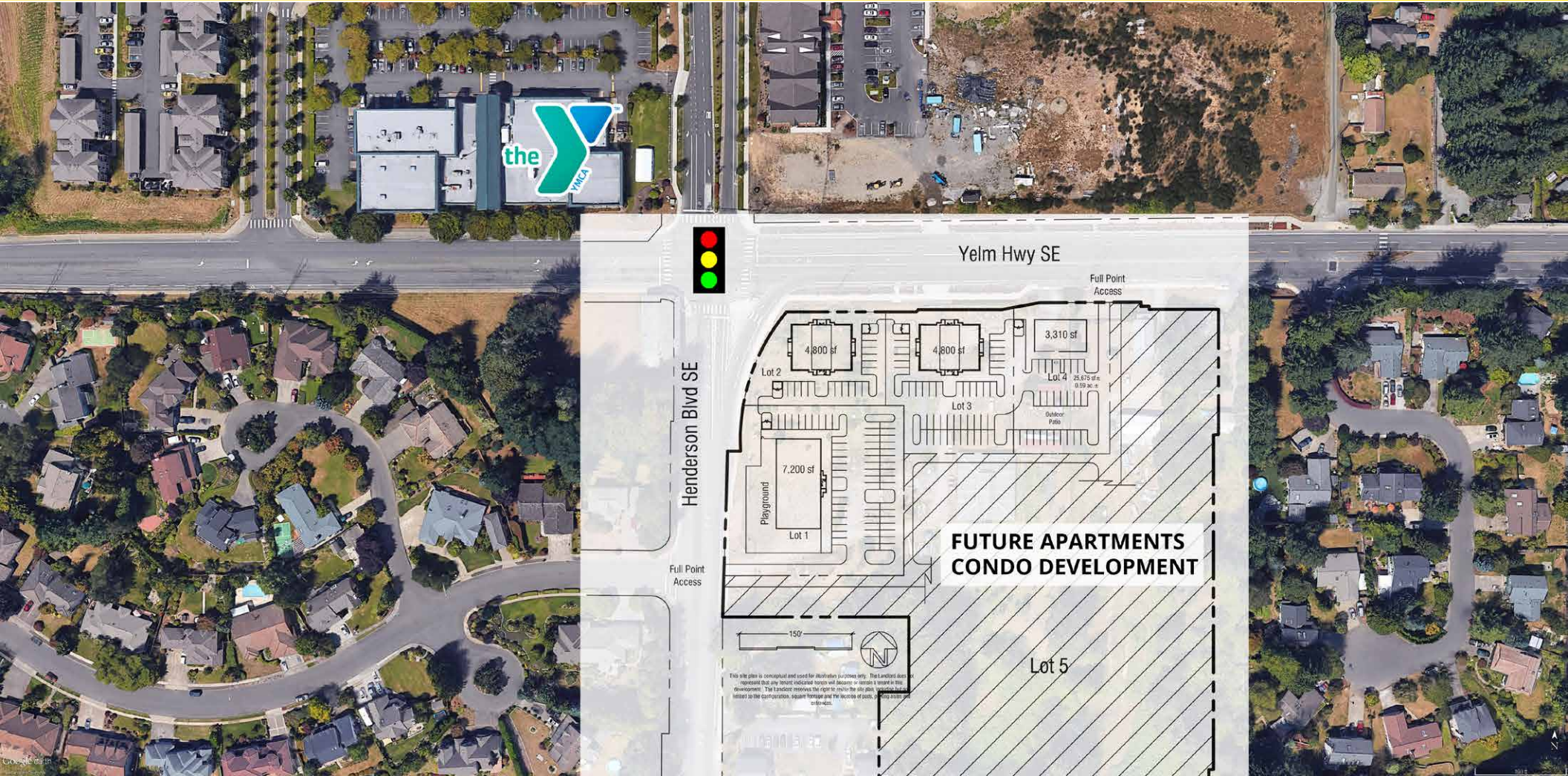


YELM HWY SE & HENDERSON BLVD SE

Yelm Hwy SE & Henderson Blvd SE

**FOR
LEASE**



TIM WEBER

(253) 471-5502

tweber@firstwesternproperties.com

First Western Properties - Tacoma, Inc.

6402 Tacoma Mall Blvd, Tacoma, WA 98409

P (253) 472-0404 F (253) 472-0541

© First Western Properties - Tacoma, Inc. **DISCLAIMER:** The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

www.fwp-inc.com

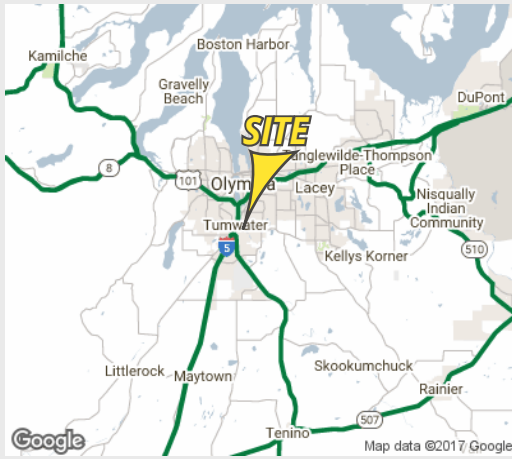
YELM HWY SE & HENDERSON BLVD SE

Yelm Hwy SE & Henderson Blvd SE

FOR
LEASE

LOCATION DETAILS

- 26,000 cars per day on Yelm Highway and Henderson Blvd
- Across the street from new YMCA
- Nestled between major retail corridors, Tumwater & Lacey
- High Household Incomes
- Lots of rooftops!



AVAILABLE

- Lot 1: 7,200 SF - 1.2 Acres (includes an outdoor patio, play area perfect for Daycare)
- Lot 2: 3,010 SF - .37 Acres (pending)
- Lot 3: 4,800 SF - .65 Acres
- Lot 4: 4,800 SF - .76 Acres
- Lot 5: 5.56 Acres Designated for Apartments/Condos
- Call for Pricing!

PROPERTY DESCRIPTION

This 8.5 Acre development sits between Tumwater and Lacey main retail corridors. Across the street from Brand New YMCA – this property boasts high neighborhood traffic and household incomes.

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	6,972	61,246	138,641
Average HH Income	\$124,750	\$91,392	\$83,803
Daytime Population	2,540	67,890	138,308



First Western Properties - Tacoma, Inc.

6402 Tacoma Mall Blvd, Tacoma, WA 98409

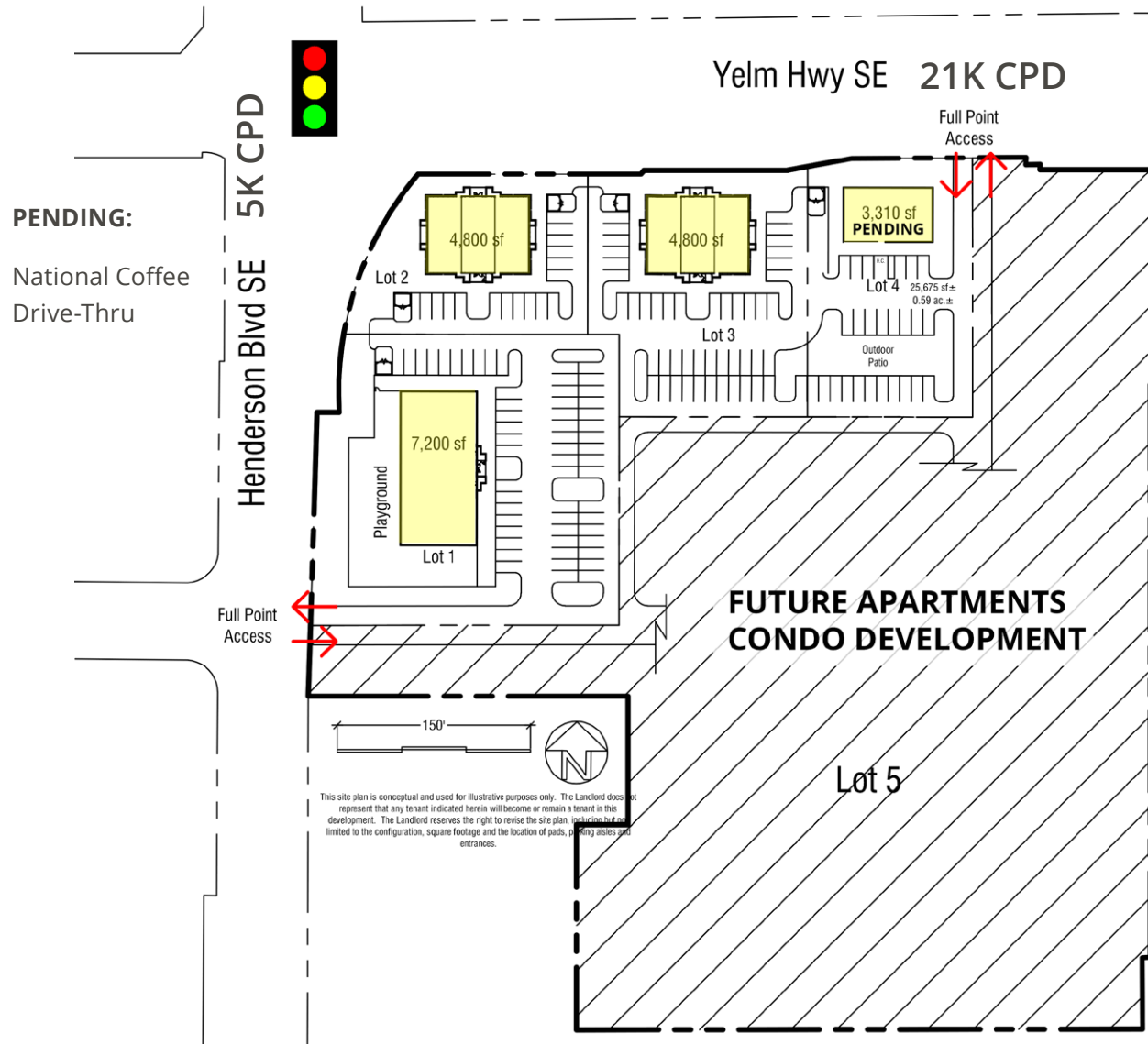
P (253) 472-0404 F (253) 472-0541

www.fwp-inc.com

YELM HWY SE & HENDERSON BLVD SE

Yelm Hwy SE & Henderson Blvd SE

FOR
LEASE



This site plan is conceptual and used for illustrative purposes only. The Landlord does not represent that any tenant indicated herein will become or remain a tenant in this development. The Landlord reserves the right to revise the site plan, including but not limited to the configuration, square footage and the location of pads, parking aisles and entrances.



First Western Properties - Tacoma, Inc.
6402 Tacoma Mall Blvd, Tacoma, WA 98409
P (253) 472-0404 F (253) 472-0541

www.fwp-inc.com

YELM HWY SE & HENDERSON BLVD SE

Yelm Hwy SE & Henderson Blvd SE

FOR
LEASE



First Western Properties - Tacoma, Inc.
6402 Tacoma Mall Blvd, Tacoma, WA 98409
P (253) 472-0404 F (253) 472-0541

www.fwp-inc.com