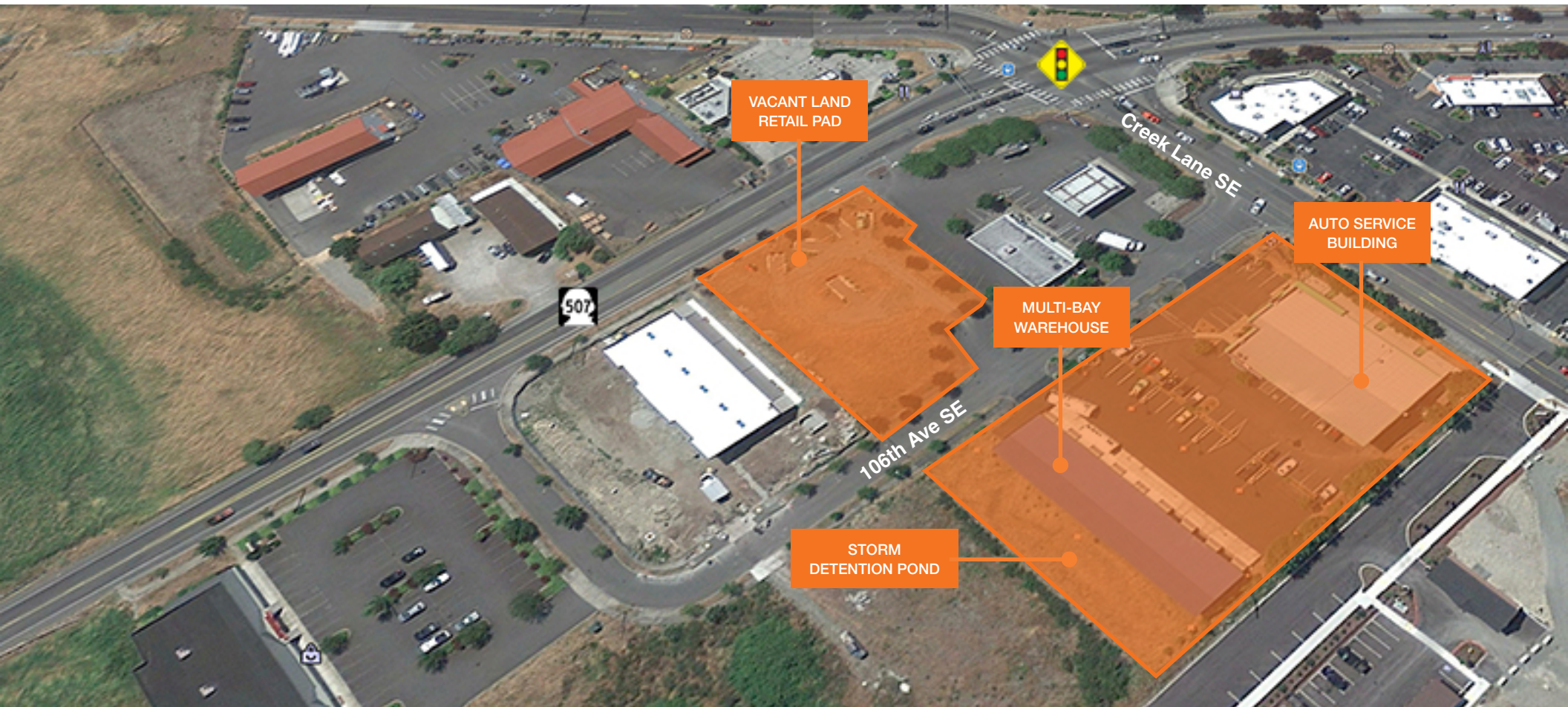


Brown's Car Care Property

16150 Creek Lane SE, Yelm



FOR SALE

Existing auto service facility with adjacent warehouse and vacant land retail pad in Yelm

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km Kidder
Mathews

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Features

BUILDING #1	11,000 sf auto service building with 2,560 sf second floor office
BUILDING #2	6,560 sf multi-bay warehouse
VACANT LAND	36,590 sf with all utilities, including existing storm detention facility
ZONED C-2	Permits retail, auto/boat/RV sales and service, including painting
ACCESS	SR 507 (Yelm Highway) and 106th Ave SE
PRICE	\$3,200,000 (includes operating auto service business)

DEMOGRAPHICS

	1 mile	5 miles	10 miles
Population	3,424	21,630	50,732
Average HH Income	\$70,694	\$68,600	\$74,934
Daytime Population	1,952	5,070	15,305

TRAFFIC COUNTS

State Route 507	Grove Rd SE E	17,731
E Yelm Ave	Bald Hill Rd SE	15,958
State Route 507	Grove Rd SE W	13,688

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