

# TRAX AT DUPONT STATION

1430/1460 WILMINGTON DRIVE | DUPONT, WA 98327

FOR LEASE

RETAIL/OFFICE  
SPACE



## AVAILABLE SUITES

BUILDING	SUITE	AVAILABLE SIZE
D-1	#120	1,667 SF
D-1	#150	1,250 SF

LEASE RATE: \$20.00/SF/YR, NNN

## PROPERTY HIGHLIGHTS

- Ready for tenant improvements
- Highly desirable new construction retail in 180-unit apartment development
- Parking ratio 4.91/1000
- Adjacent to Joint Base Lewis-McChord with an estimated population of 48,000

### BRIANA HICKEY

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NEIL WALTER COMPANY

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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2019 Total Population:	6,034	14,947	32,603
Median HH Income:	\$84,788	\$71,401	\$62,747

## TRAFFIC COUNTS

I-5 @ Center Dr/Steilacoom	±111,000 cars per day
Center Dr @ McNeil St	±22,698 cars per day
Palisade Blvd @ Wilmington Dr	±4,050 cars per day



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C O M P A N Y

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