

# FOR SALE

## Commercial Lot in Yelm

106th Ave SE & State Route 507, Yelm, WA



### 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

### FEATURES

Lot size - 36,590 SF - 187 feet of major intersection frontage

Retail pad for sale

Ready to build retail store, bank, car wash, restaurants, etc.

Off-site storm detention in place

Access to SR 507 (Yelm Hwy) and 106th Ave SE

Sale price: \$799,000 (\$21.84 psf)

### CONTACT

**Tom Dillon**

Associate Vice President  
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## AERIAL MAP



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