### **University Place Multi-Tenant Building**

4324 Bridgeport Way W, University Place, WA





Exclusively marketed by:

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## **Investment Overview**

#### ADDRESS

4324 Bridgeport Way W, University Place, WA 98466



#### SALE PRICE

\$1,400,000



#### LOT SIZE

40,000 SF



#### **BUILDING SIZE**

3,924 SF

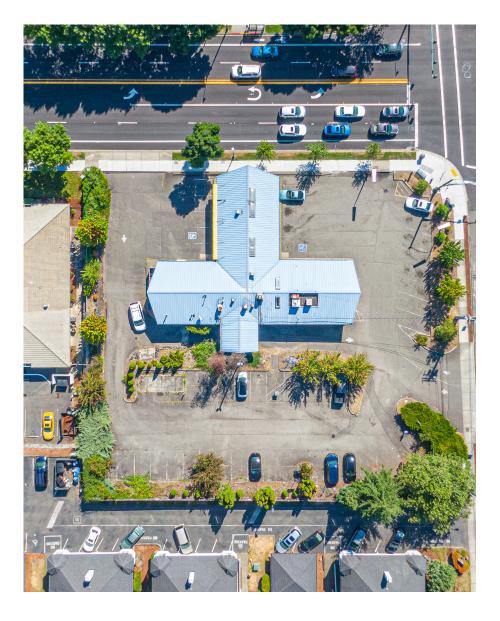


#### ZONING

СС

#### Property Highlights

- High traffic intersection with up to 30,000 vehicles per day
- Future redevelopment potential
- Short-term leases in place
- Strong demographics with heavy local population and desirable income characteristics
- Rapid population growth in local submarket with new multifamily construction
- Multi-family vacancies are some of the lowest in the region
- Zoning allows up to 45 feet





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# **Demographics**

	1 Mile	3 Miles	5 Miles
Total Households	6,632	39,380	99,630
Total Population	16,263	93,914	245,295
Average HH Income	\$97,805	\$82,840	\$81,536
Median Age	41.0	38.1	38.2
Daytime Population: Workers	5,545	41,063	130,231
Daytime Population: Residents	8,559	48,339	128,239
Total Businesses	520	3,154	8,980
Average Home Value	\$405,650	\$389,765	\$384,102





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# **Retailer Map**





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