

FOR SALE

196th & Mountain Highway
Spanaway, WA 98387



7.23 ACRES

196TH ST E

MOUNTAIN HIGHWAY

B ST E



SPANAWAY COMMERCIAL LAND

Patric Grissom | Woody Harris

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

196TH & MOUNTAIN HIGHWAY:

PRICE: \$1,650,000

5 PARCELS TOTALING: 7.23 ACRES

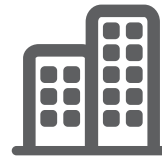
- Zoned ROC which allows many uses including multi-family, senior housing, daycare, church, office, restaurant, storage and moving
- Situated on the corner of 'B' Street and Mountain Highway
- Frontage on Mountain Highway
- Just North of Walmart
- Excellent visibility
- Individual lots may be purchased separately - Call for details.



Population



Average HH Income

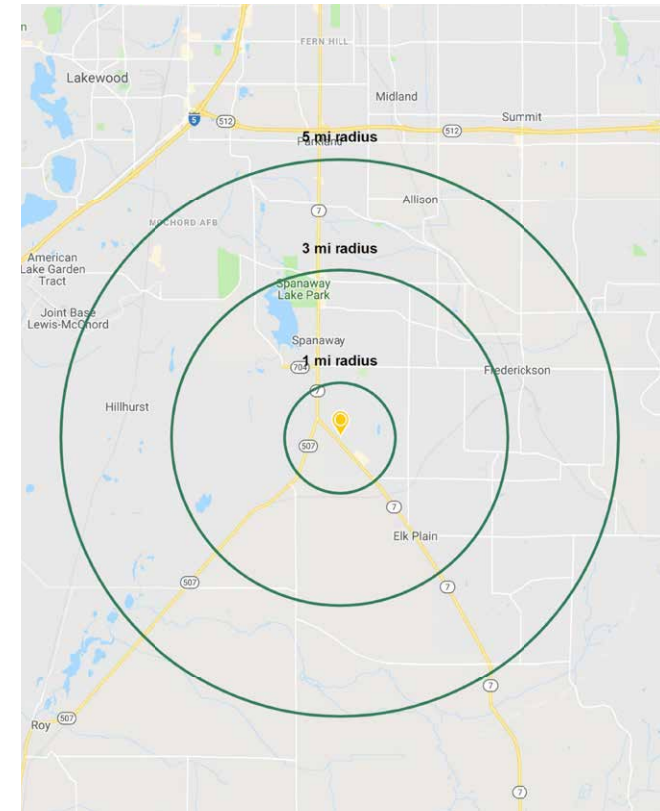


Daytime Population

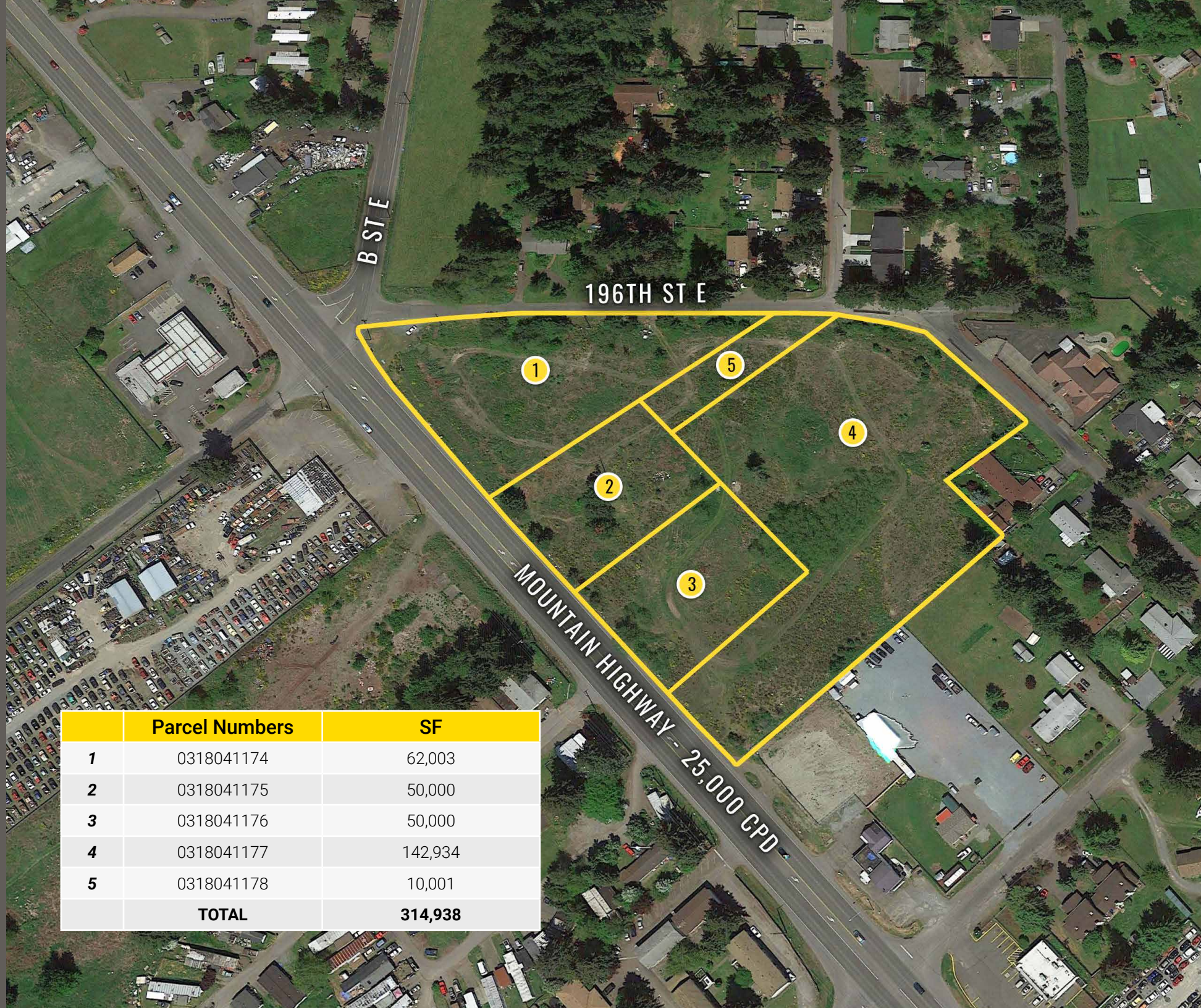
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	10,106	\$84,624	4,416
Mile 3	41,524	\$84,555	19,830
Mile 5	94,293	\$84,136	49,418

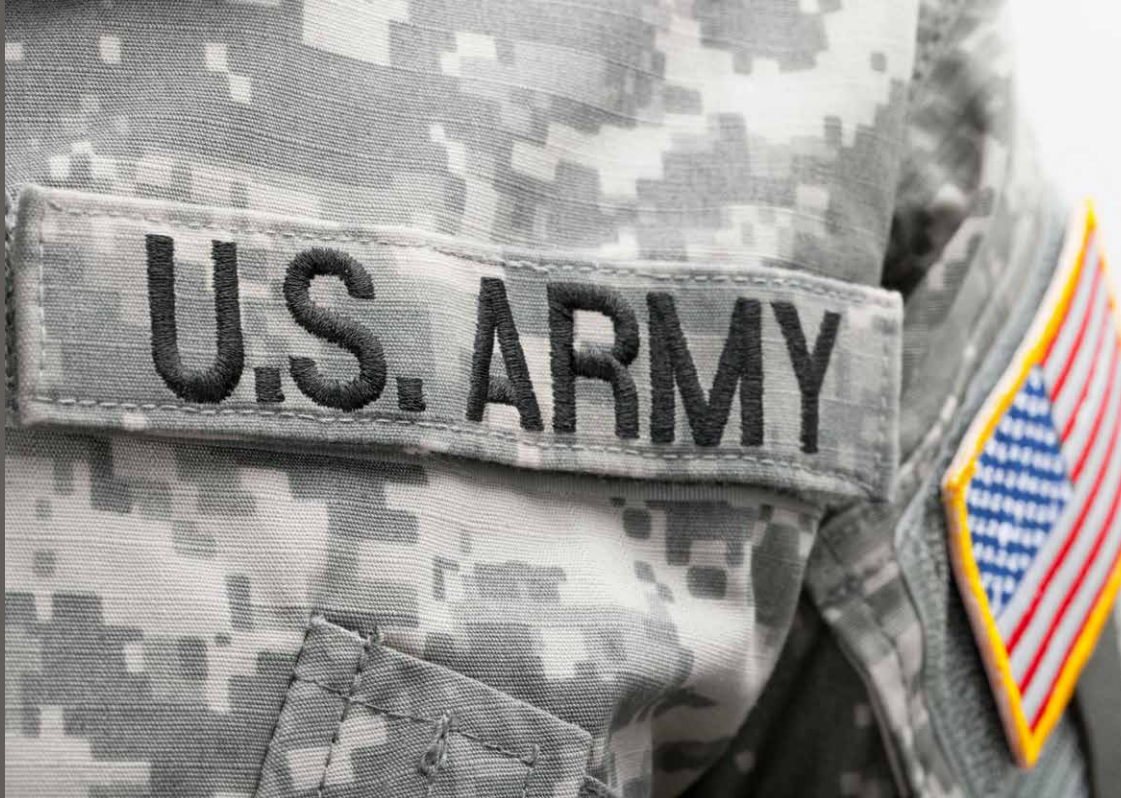
NEARBY TENANTS



LOCATION AERIAL



	Parcel Numbers	SF
1	0318041174	62,003
2	0318041175	50,000
3	0318041176	50,000
4	0318041177	142,934
5	0318041178	10,001
	TOTAL	314,938



SPANAWAY, WA is an unincorporated community located in Pierce County, Washington, fifteen miles south of Tacoma on State Road 7, the main thoroughfare also known as Mountain Highway. The city is adjacent to the east boundary and is home to many families of Joint Base Lewis-McChord, the largest joint base on the West Coast and one of the largest in the U.S.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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