

Tumwater Town Center

Kingswood Tye Dr I-5 Retail



FOR SALE/LEASE

Unique Opportunity in Tumwater's Retail Hub
with Freeway Visibility & Signage

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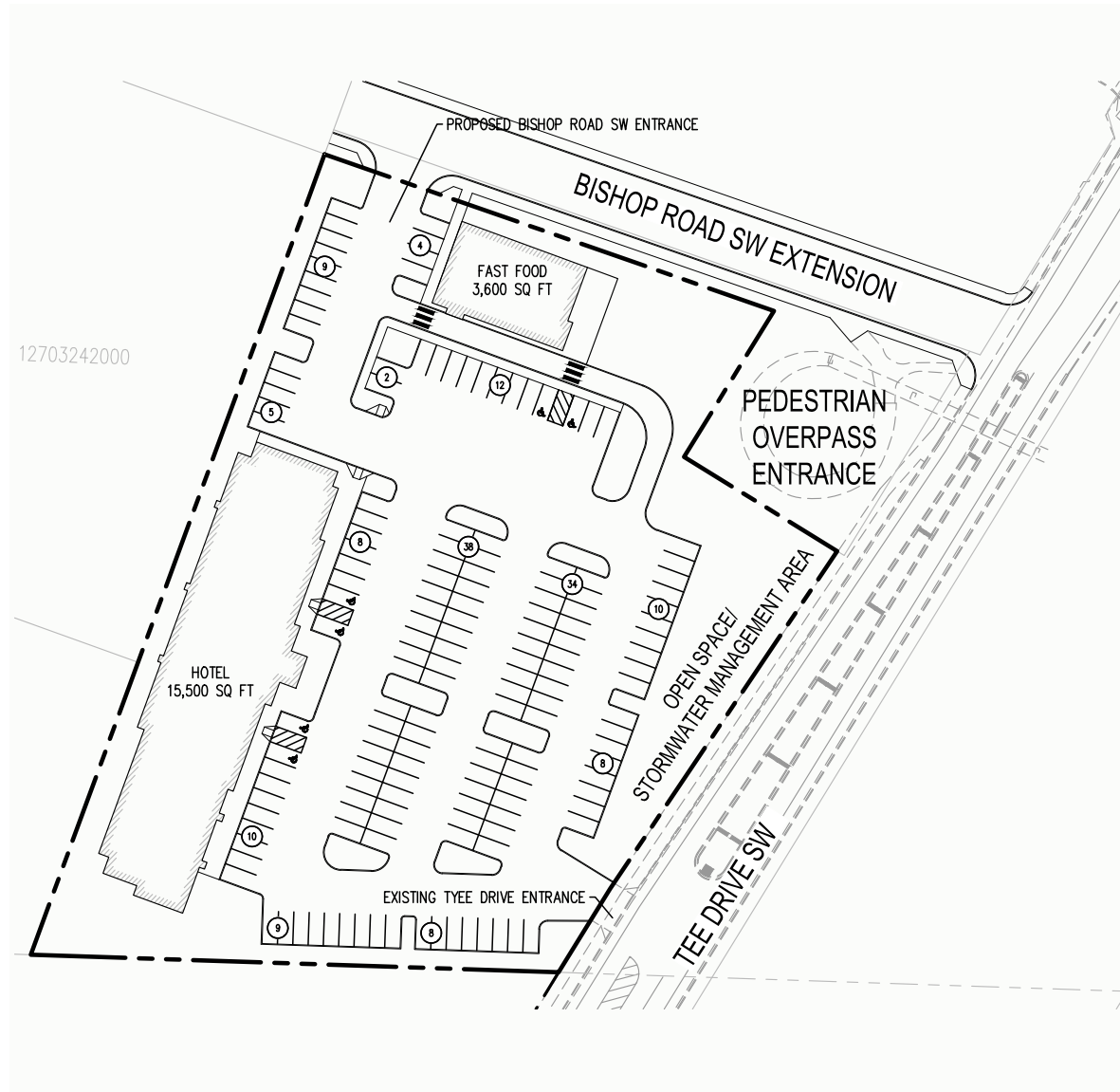
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Tumwater Town Center

Kingswood Tye Dr I-5 Retail

Features

AVAILABLE	2.9 acres
FRONTAGE	Tyee Drive
SIGNAGE	TBD
AMENITIES	I-5 visibility, easy access Utilities available from Tyee Drive
PARKING	TBD



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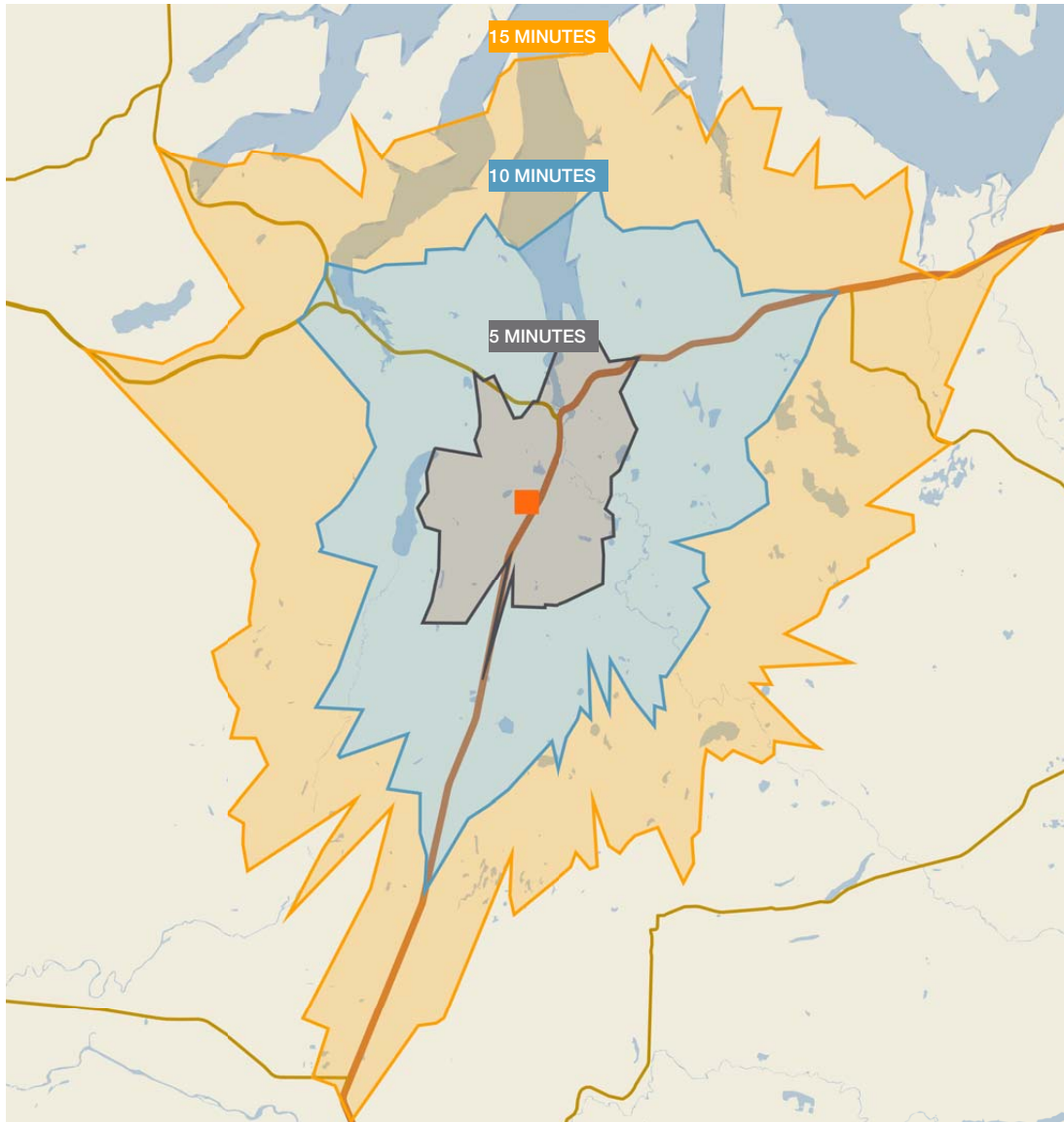
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Ideally located off Littlerock Road with opportunity for signage fronting \pm 110,000 vehicles per day on I-5

LOCATION HIGHLIGHTS

Hard to find 2.9 acre freeway site

New infrastructure improvements on Tye Drive

Easy I-5 access and visibility

Owner will sell, lease, build-to-suit or ground lease

DRIVE TIME DEMOGRAPHICS

	5 mins	10 mins	15 mins
Population	31,484	133,236	211,606
Average HH Income	\$76,727	\$74,602	\$79,595

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