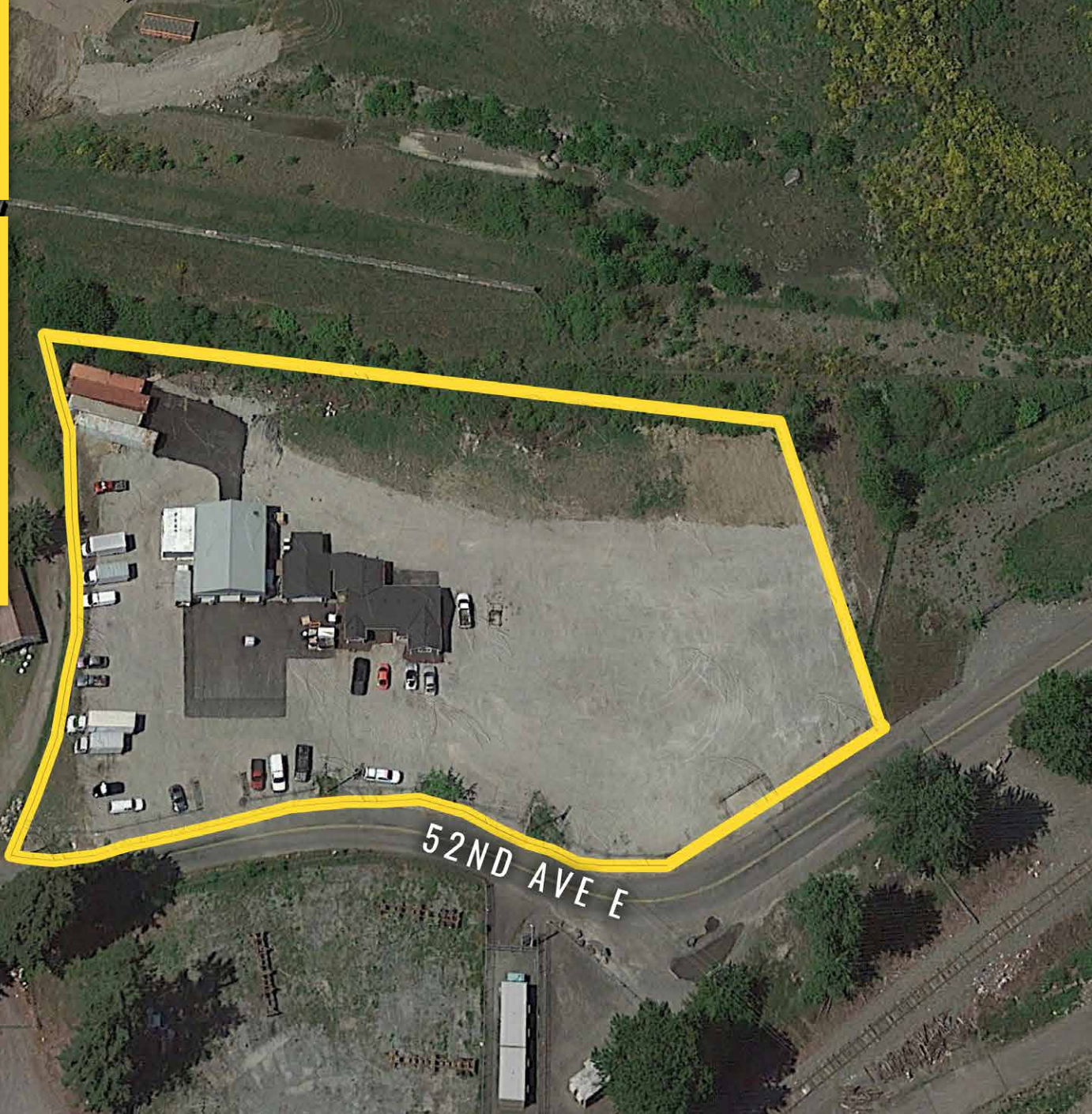


FOR LEASE OR SALE

17812 52nd Ave E
Tacoma, WA 98446



FREDERICKSON PROPERTY

Carrie Walker

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

FREDERICKSON PROPERTY is a 2.85 acre, completely fenced & leveled gravel lot. The site is in the heart of development in Frederickson and is easily accessible from Canyon Road as well as near access points to I-5 and 512. Buildings on-site include a 1,444 SF recently remodeled office, 1,728 SF storage building, and a 460 SF detached garage.

17812 52ND AVE E:

LEASE \$8,500/MO

SALE \$1,500,000

TRAFFIC COUNTS:

42,720 CPD Canyon Rd E

25,400 CPD 176th St E



Population



Average HH Income

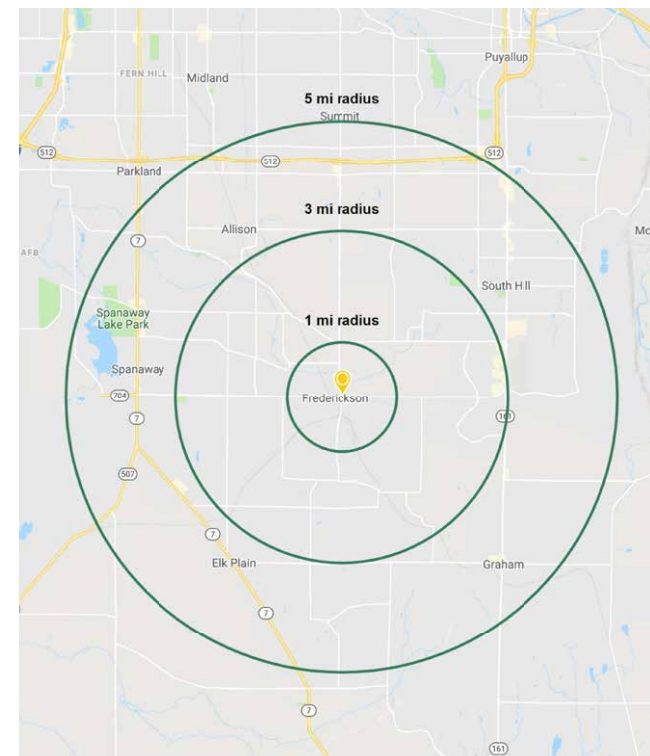


Daytime Population

Regis - 2019

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 1,700 | \$74,811 | 2,289 |
| Mile 3 | 82,478 | \$88,211 | 30,326 |
| Mile 5 | 180,190 | \$84,307 | 82,075 |

NEARBY TENANTS



SUMMARY



1,728 SF STORAGE BUILDING



460 SF DETACHED GARAGE

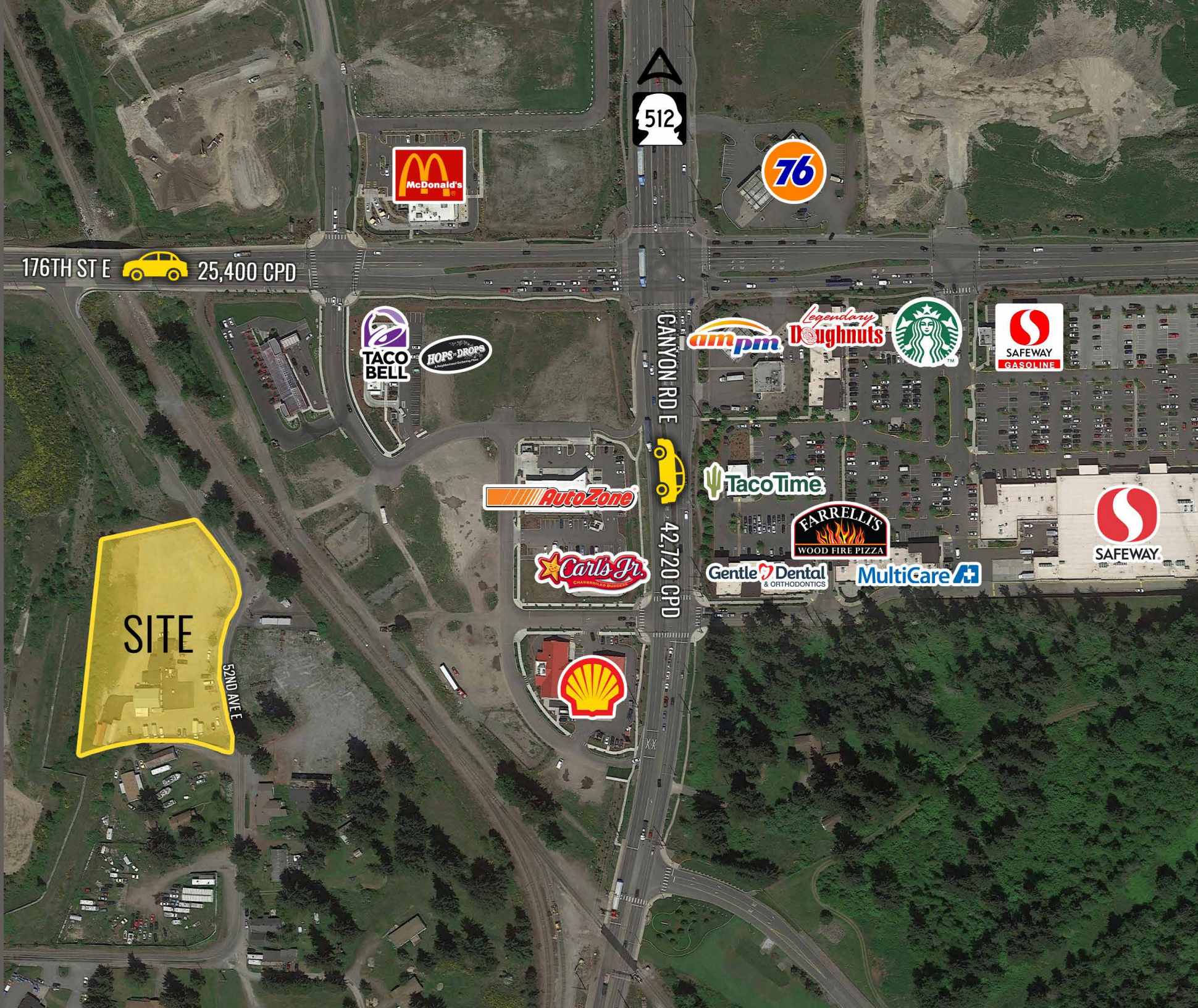


2.85 ACRE PROPERTY



1,444 SF OFFICE

LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

CARRIE WALKER

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