

Walmart

FOR LEASE

3001 Olympic Hwy N
Shelton, WA 98584

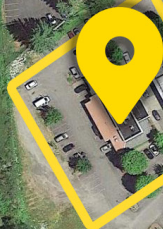
E WALLACE KNEELAND BLVD



Heritage
BANK



verizon



OLYMPIC HIGHWAY N

Fred Meyer



3001 OLYMPIC

Tim Weber | Don Whittles | Blake Weber

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

3001 OLYMPIC HWY N is located in desirable North Shelton and has a great mix of well established National and local tenants.

AVAILABLE:

- 2,232 SF WITH DRIVE THRU
- 4,286 SF FREESTANDING PAD
- 6,000 SF FREESTANDING PAD
- 7,000 SF FREESTANDING PAD

- Immediately off Highway 101
- Excellent Signage and Visibility
- Near the new Shelton Hills Master Planned Community which will have up to 1,800 residential lots



Population



Average HH Income



Daytime Population

Regis - 2018

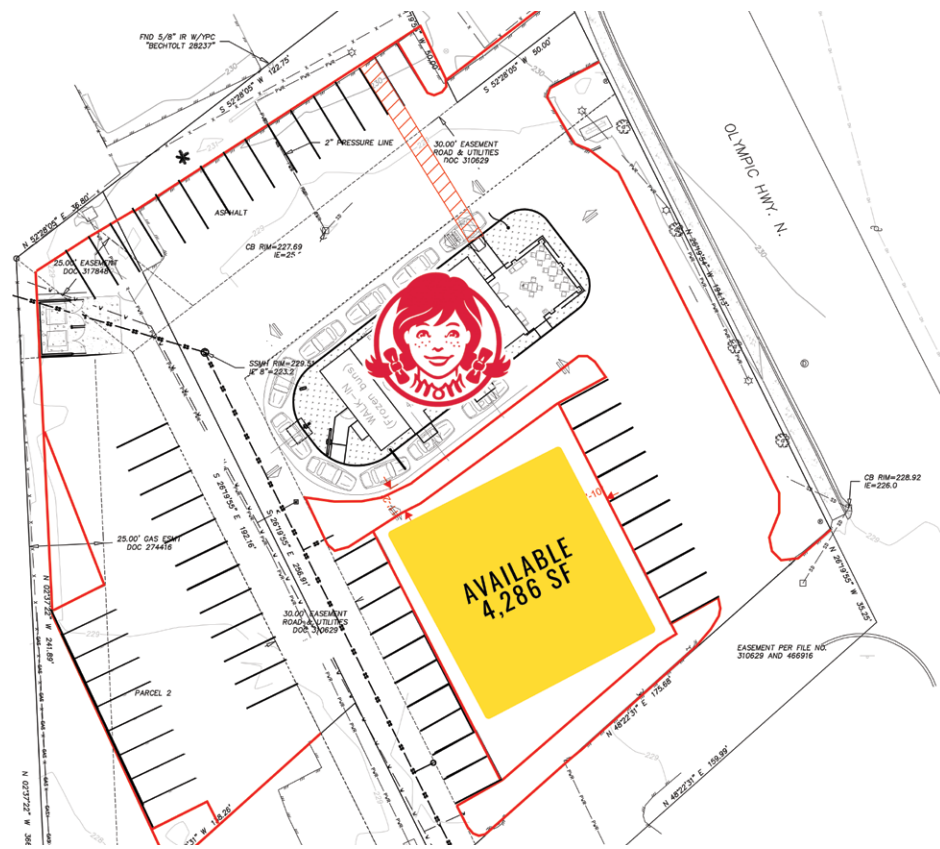
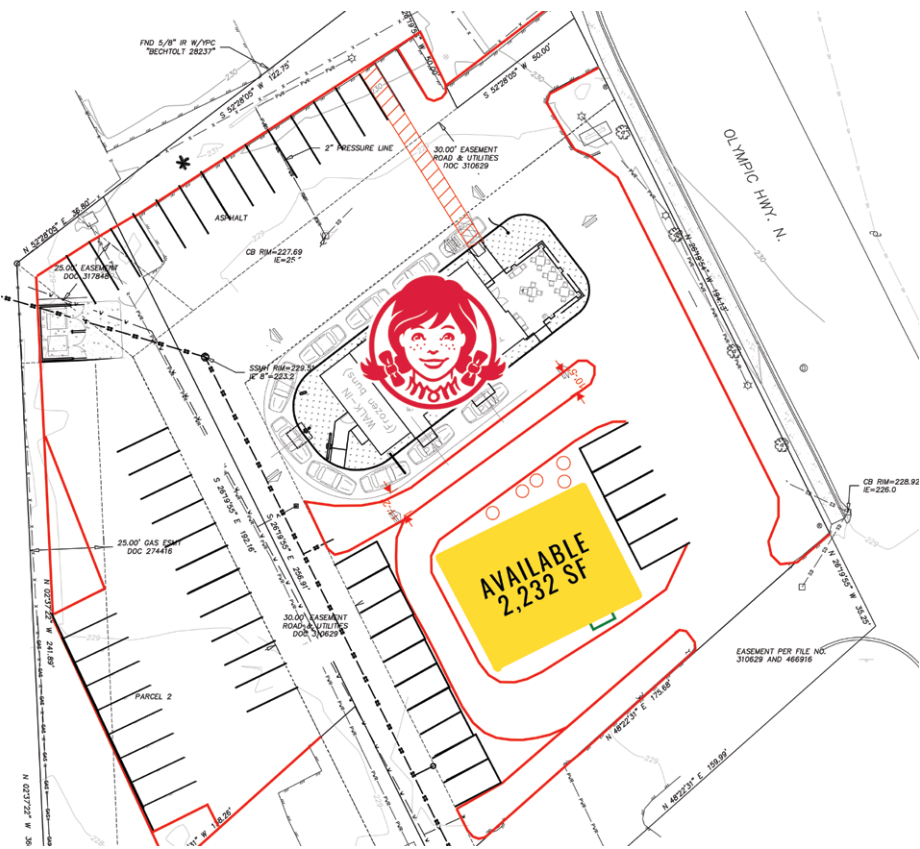
	Population	Average HH Income	Daytime Population
Mile 1	3,334	\$50,470	4,638
Mile 3	14,934	\$56,647	13,865
Mile 5	24,144	\$64,450	19,271

NEARBY TENANTS



OPTION 1

OPTION 2



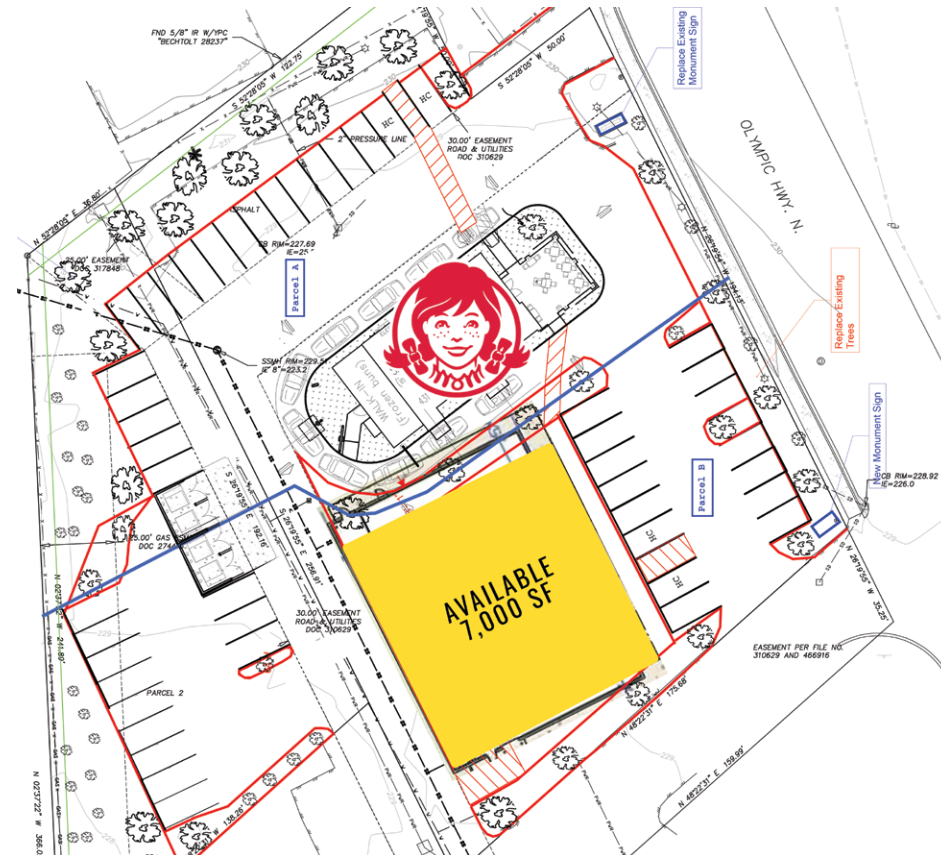
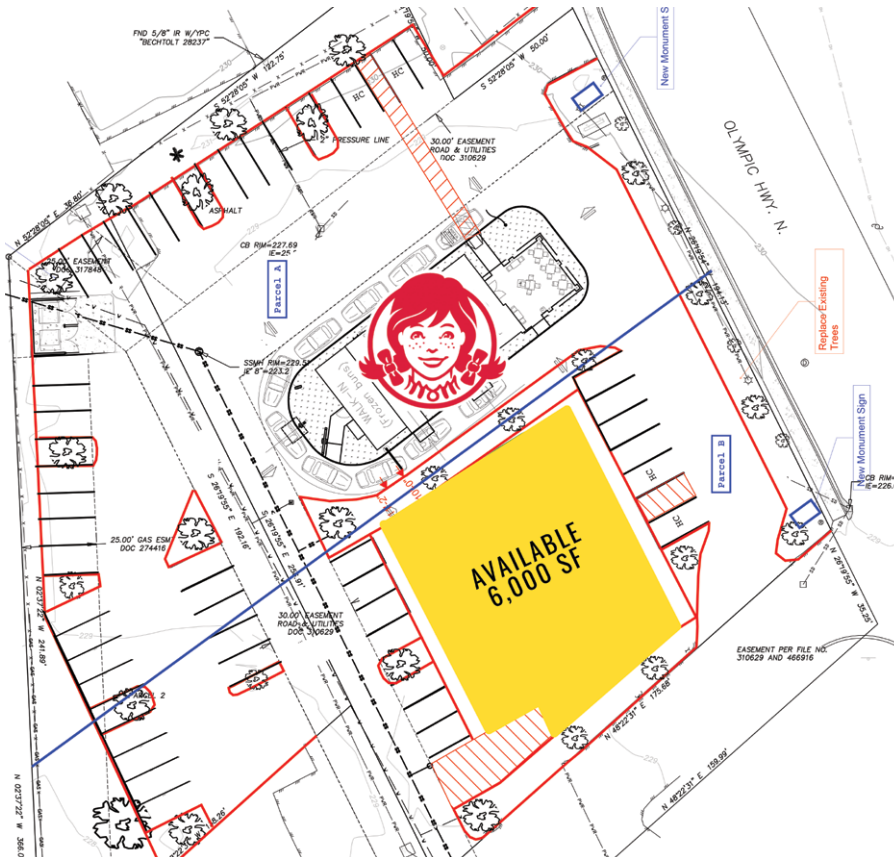
2,232 SF WITH DRIVE THRU

4,286 SF FREESTANDING PAD

OPTION 3

OPTION 4

SITE PLANS



6,000 SF FREESTANDING PAD

7,000 SF FREESTANDING PAD

LOCATION AERIAL

OAK BAY JR HIGH SCHOOL

Walmart

10,865 CPD

10,634 CPD - E WALLACE KNEELAND BLVD

verizon
Chevron
TACO BELL
O'Reilly AUTO PARTS
DOLLAR TREE

BURGER KING

Heritage BANK

Fred Meyer

Jack in the box

101

14,144 CPD

14,718 CPD - OLYMPIC HIGHWAY N

FUTURE SHELTON HILLS

1,800 RESIDENTIAL LOTS PLANNED

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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