

# FOR LEASE

8902 South Tacoma Way  
Lakewood, WA 98499



## 8902 SOUTH TACOMA WAY

Jameson Sullivan | Patric Grissom

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

**8902 SOUTH TACOMA** consists of 1,200 square foot in-line space with visibility from all directions. Join Legacy Laundry, Metro PCS and Gravity Coffee in this highly visible center with over 35,000 ADT on South Tacoma Way. Plenty of parking makes this a perfect space for a restaurant, café or any other guest intensive business.

**AVAILABLE:**

**1,200 SF      \$24.00 PSF      PLUS \$9.00 NNN**

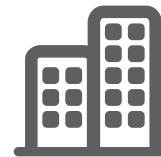
- Strip Retail Center Central to Lakewood, Tacoma, and Spanaway
- Quick Walk from Pierce County Transit Center
- Retail & Service Tenant Mix
- Gravtiy Coffee Kiosk Strong Daily Driver to the Center
- Abundant Parking



Population



Average HH Income

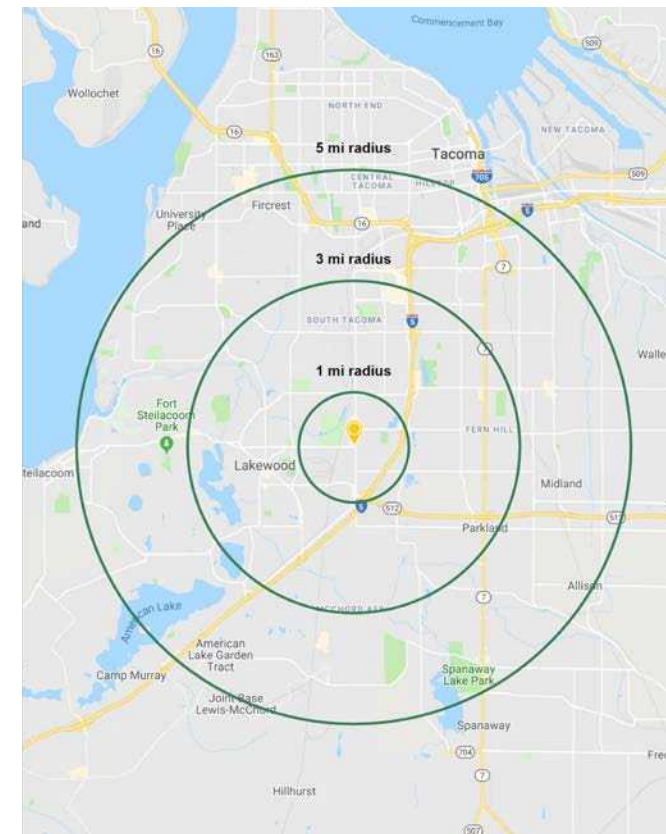


Daytime Population

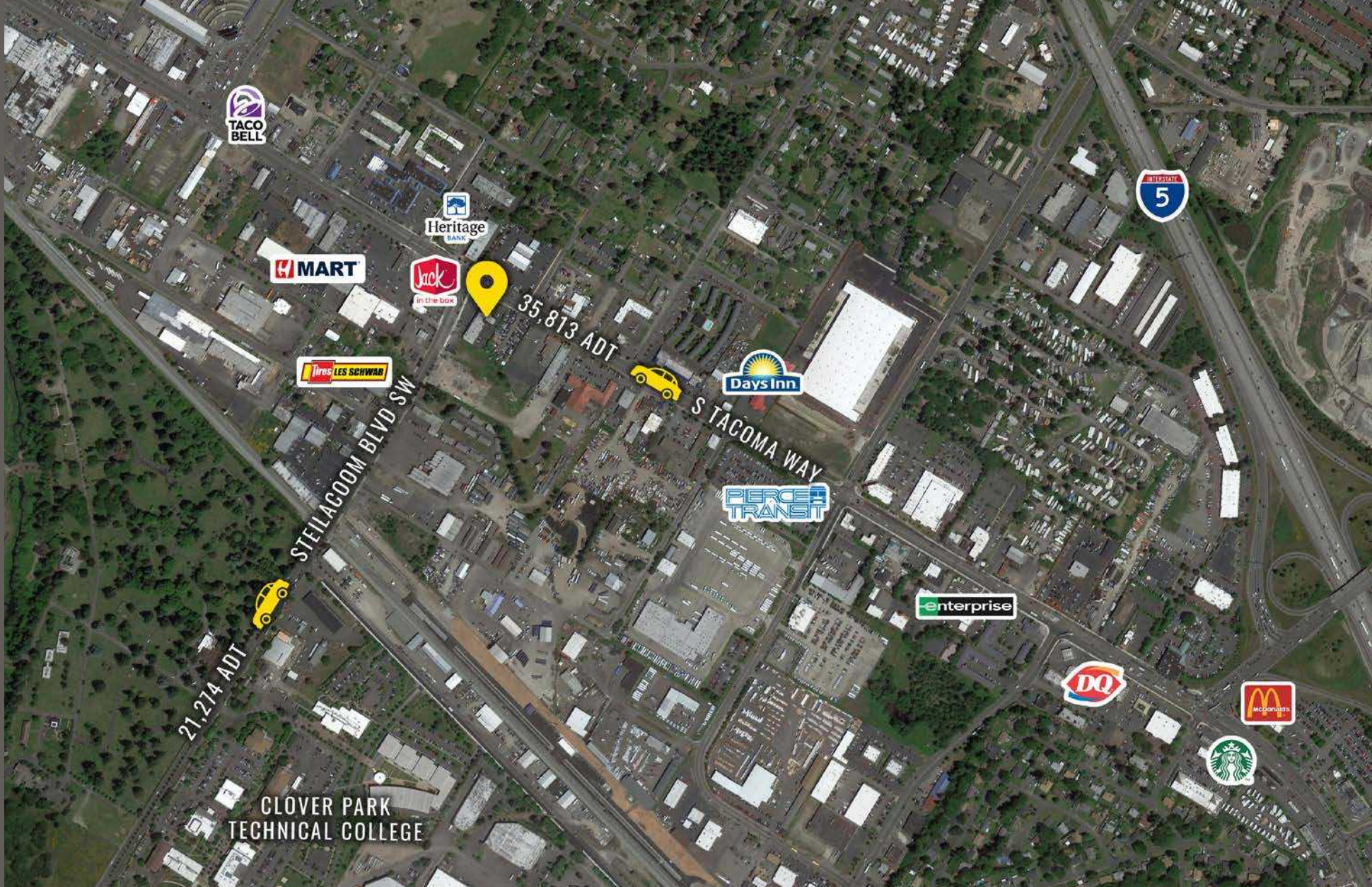
Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	12,497	\$85,764	8,887
Mile 3	121,181	\$91,514	37,555
Mile 5	282,894	\$101,145	83,313

**TENANTS**



LOCATION DETAILS



Located moments from  
I-5 & SR 512



Located along South  
Tacoma Way Retail Core

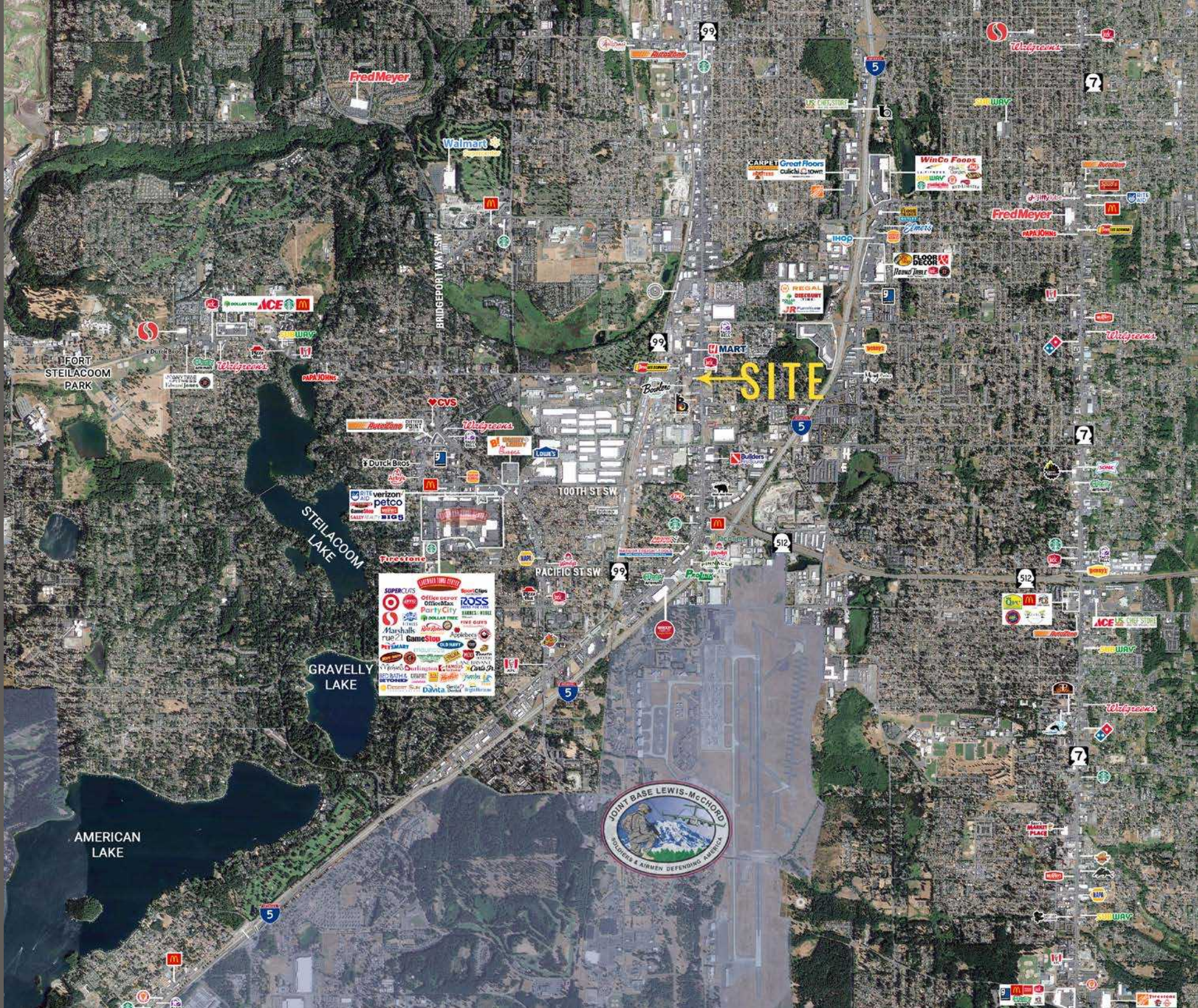


35,813 ADT  
S Tacoma Way



21,274 ADT  
Steilacoom Blvd

LOCATION AERIAL



TACOMA | KIRKLAND | SEATTLE | PORTLAND



**RETAIL FOCUSED. RESULTS DRIVEN.**

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