



**SITE**

**FOR GROUND LEASE | BTS**  
823 Meridian Avenue E  
Edgewood, WA 98354



# EDGEWOOD DEVELOPMENT

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First Western Properties—Tacoma Inc. | 253.472.0404  
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**EDGEWOOD DEVELOPMENT** First Western Properties is pleased to present a unique development opportunity in the community of Edgewood/Milton. This offering comprises a strategically located portion of a parcel, conveniently shared with Jiffy Lube, along the busy Meridian E thoroughfare. Meridian E serves as a major north/south distributor, seamlessly connecting Interstate 5 at Federal Way to Puyallup. The city's commercial growth, has been ambitiously striving to accommodate the burgeoning population in the area.

The landowner is actively offering this property for ground lease or build-to-suit, providing flexible options to potential developers. For further details and comprehensive information, we invite interested parties to contact the brokers.

**823 MERIDIAN AVE E:**

- Parcel Number: 6575000021
- Proposed 2,000 SF Building for Ground Lease or Build-to-Suit
- Excellent Pad Opportunity Across from Safeway
- Contact Brokers for More Details!



Population



Average HH Income



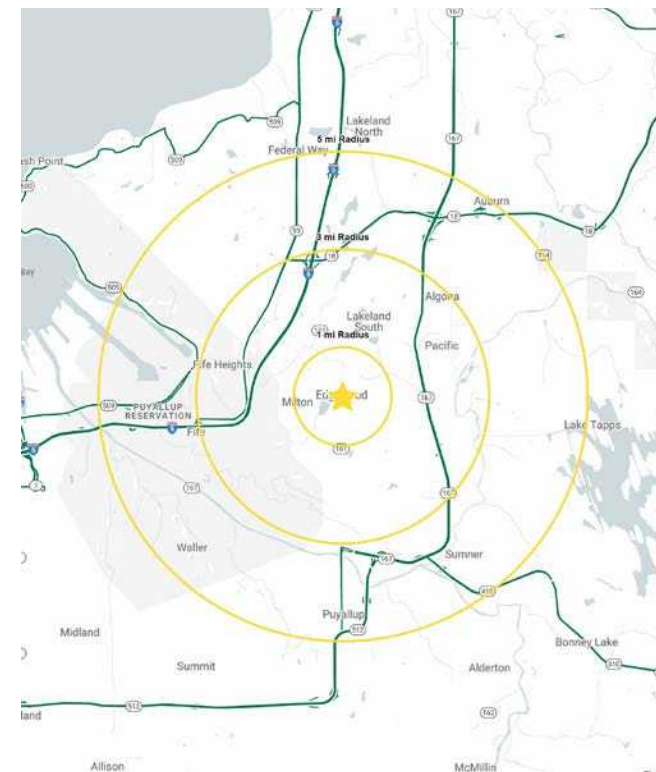
Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	9,453	\$114,529	2,053
Mile 3	53,352	\$125,583	21,110
Mile 5	186,877	\$122,392	81,876

**ZONING**

- Commercial (C)
- Intended uses include but are not limited to: townhomes / apartments, schools, general retail and rental, childcare, hotel, restaurants, car washes and more!
- Click below for more information about the commercial zone.



# CONCEPT SITE PLAN

Meridian Ave E



6575000010

181.3

169.4

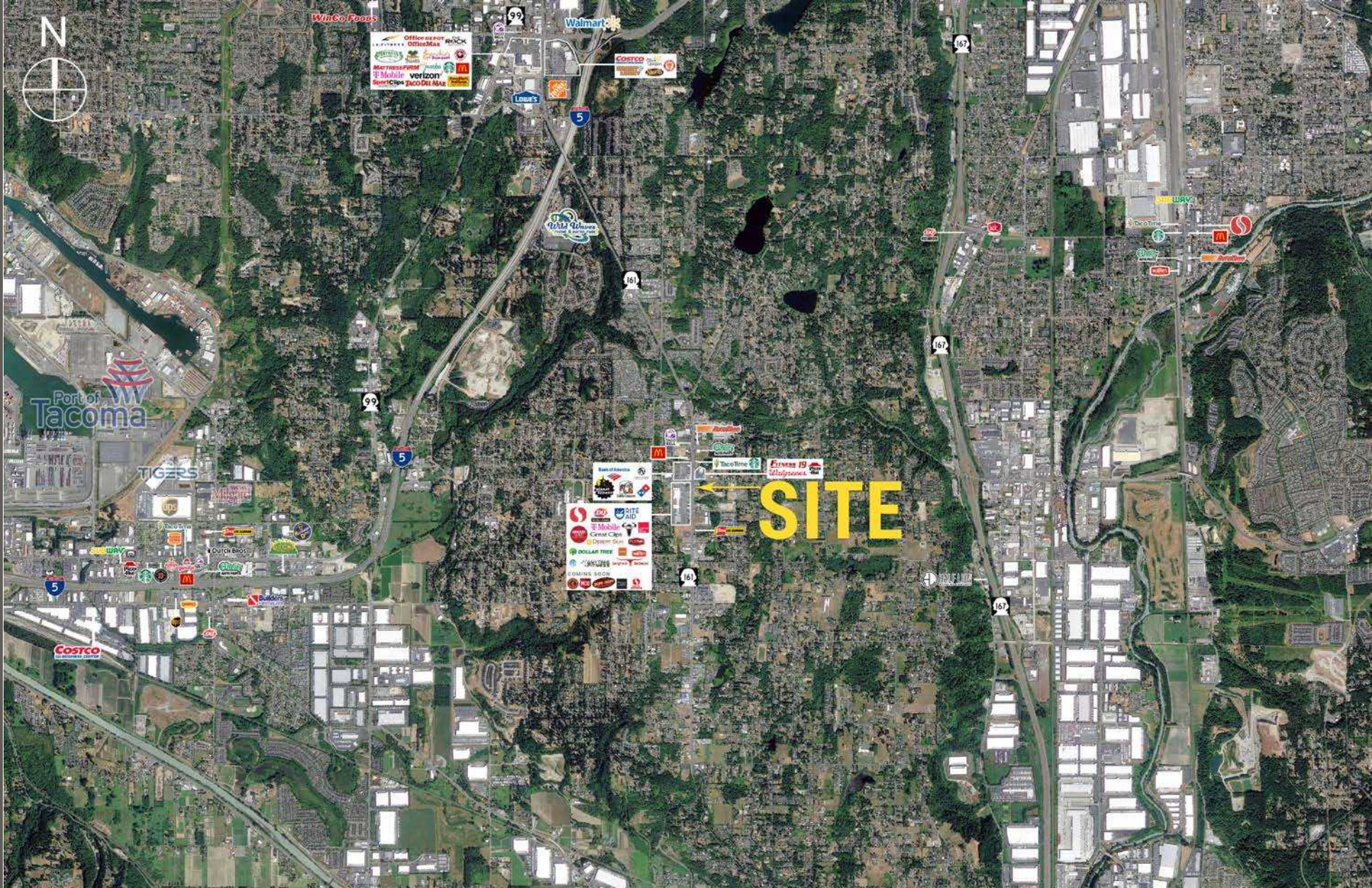
168.6

Appx 60 x 35  
Appx 2,050 sq ft

- 10
- 11
- 12
- 13

- ♿ 1
- ♿ 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

LOCATION DETAILS



Located in the Heart of Milton/Edgewood



Located Minutes from I-5 & SR 167



30,845 ADT Meridian Ave E



4,530 ADT 8th Street E



**EDGEWOOD, WA** is thought of as a small town even by its residents, however, Edgewood is actually one of the larger cities in Pierce County. While surrounding cities are heavily developed, Edgewood is a golden opportunity for new development due to the large parcels and availability of vacant land. In the city's commercial zone along the Meridian Corridor alone there are approximately 250 acres available for development. The city's goal is to preserve the rural small town character, family-friendly neighborhoods and trees and open spaces while the Town Center remains the commercial hub and home to a vibrant local economy.

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**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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