

# LEASE

## MERIDIAN AVE LAND

194xx S Meridian Ave Puyallup, WA 98338



### OFFERING SUMMARY

Available SF: 40,566 SF

Lease Rate: Negotiable

Lot Size: 2.0 Acres

### PROPERTY OVERVIEW

Large level pad adjacent to new AM/PM. Meridian Avenue frontage with shared access to 194th Street. Sublease from adjacent AM/PM. MUD Zoned. Great for QSR.

### PROPERTY HIGHLIGHTS

- Mixed-Use District (MUD) Zoning allows for many uses
- Sublease from adjacent AM/PM
- Stoplight access at 194th Street
- Joint driveway access with AM/PM
- 36,000 VPD

**Kim Adams, CCIM**

206 949 8723

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**Michael Swanson**

253 632 5500

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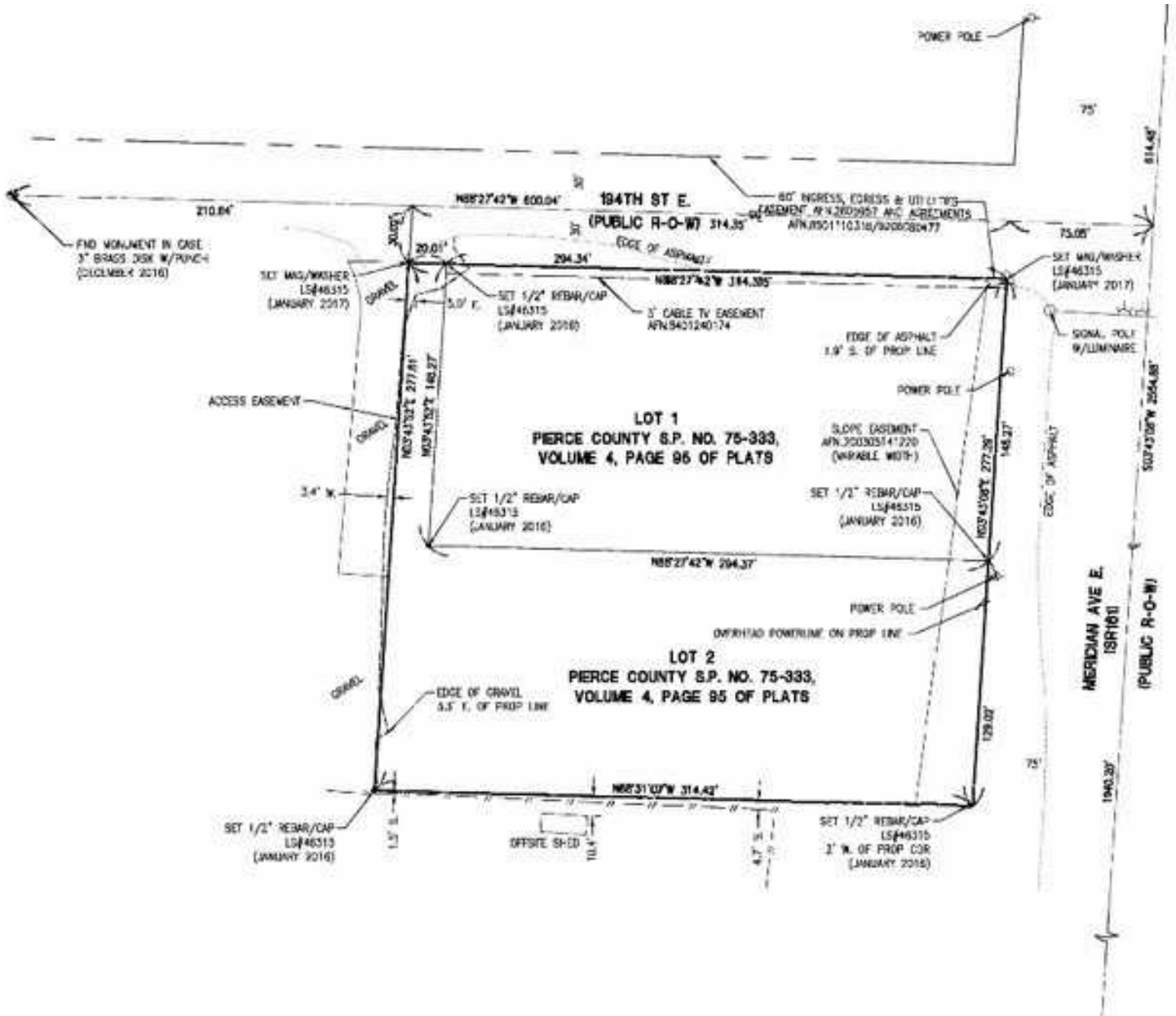


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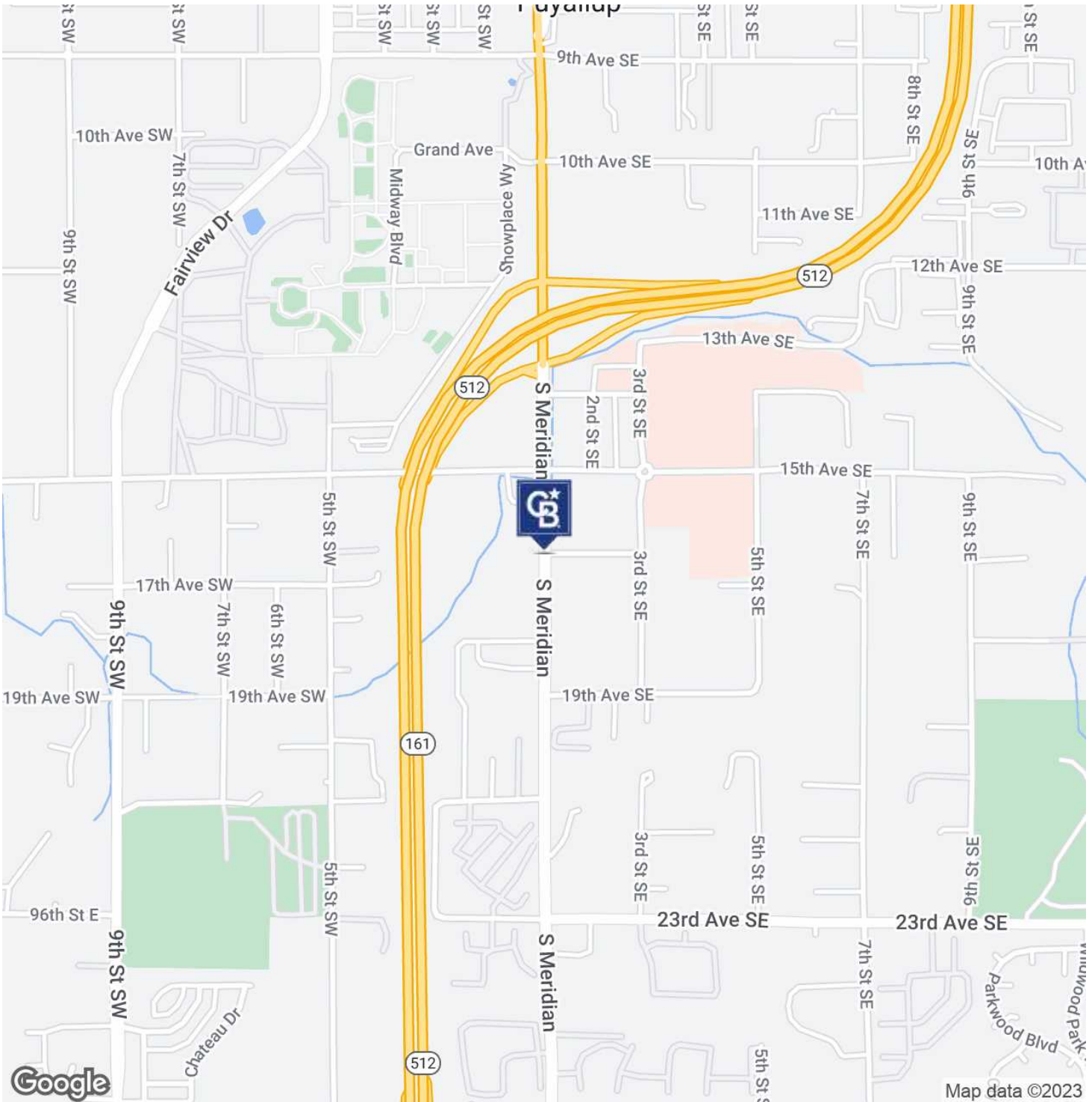


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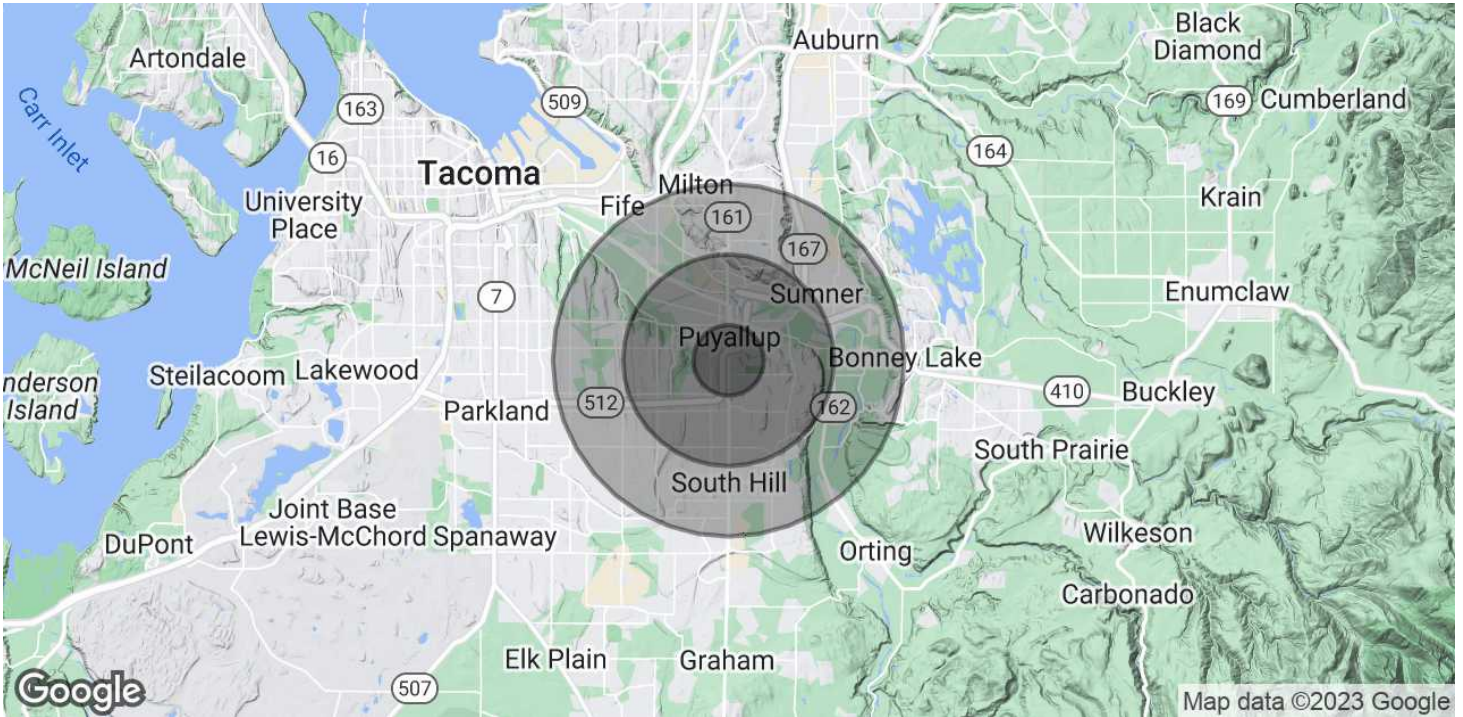


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,965	76,608	161,092
Average Age	34.8	34.9	35.8
Average Age (Male)	32.6	33.9	35.1
Average Age (Female)	35.4	35.6	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,507	30,495	62,412
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$62,904	\$66,852	\$73,049
Average House Value	\$357,802	\$317,786	\$319,303

\* Demographic data derived from 2020 ACS - US Census

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