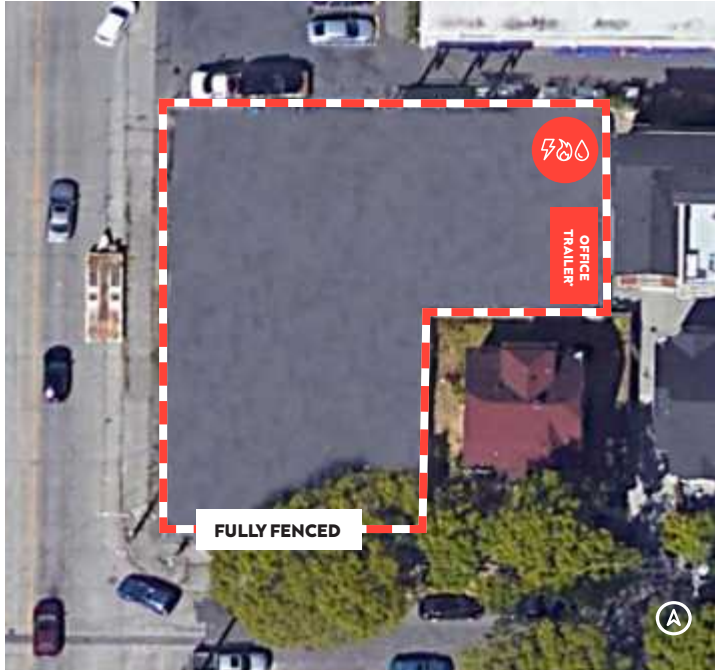


# 1/4-ACRE LOT FOR LEASE CENTRAL DISTRICT

## OVERVIEW

<b>ADDRESS</b>	1112 Martin Luther King Jr Way, Seattle, WA 98122
<b>LEASE RATE</b>	\$0.60/SF/Month, NNN
<b>AVAILABLE</b>	Immediately
<b>TERM</b>	Negotiable
<b>LAND AREA</b>	11,158 Sq. Ft. \ 0.26 Acres - Subdividable
<b>PARCEL #</b>	118900-0469
<b>ZONING</b>	NC2-55 (M)

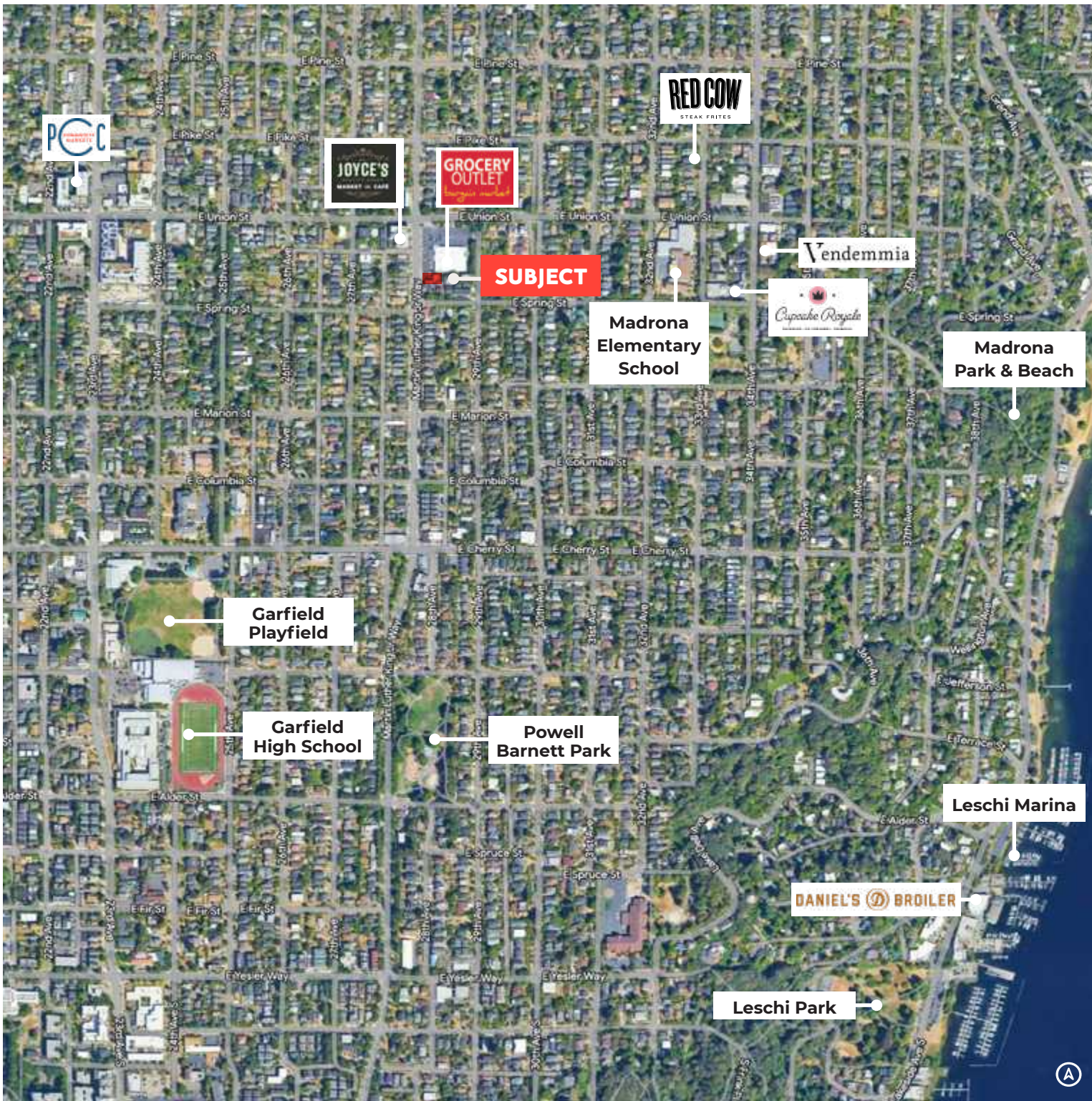


- FULLY FENCED / PAVED
- AVAILABLE IMMEDIATELY
- UTILITIES AVAILABLE
- +/- 300SF OFFICE TRAILER\*
- \*Available upon request

**JAMES TJOA & ASSOCIATES**  
ADVISORY - BROKERAGE - DEVELOPMENT  
RE/MAX COMMERCIAL

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**JAMESTJOA.COM**





## POTENTIAL USES

- FOOD TRUCK YARD
- STORAGE YARD
- CONSTRUCTION STAGING

## TRAFFIC COUNTS

E UNION ST	10,576 VPD
MLK JR WAY	8,045 VPD
E CHERRY ST	8,028 VPD
23rd AVE	17,247 VPD
34th AVE	4,099 VPD

## TRANSIT SCORE

WALK SCORE	88 Very Walkable
TRANSIT SCORE	61 Good Transit
BIKE SCORE	81 Very Bikeable


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