



RETAIL / OFFICE FOR LEASE

TRAX

AT DUPONT STATION

1,118 SF & 702 SF AVAILABLE

Ground floor retail / office space below 179 residential units. Half-mile from I-5 access, next door to Best Western Liberty Inn, 3-minute walk from Fairfield Inn & Suites, and walking distance to all DuPont Station businesses, including hotels containing a total of 222 rooms.

Highly desirable retail in 179-unit apartment development

Generous TI package for qualified tenants

Parking ratio 5/1,000

Less than 5-minute drive from Joint Base Lewis McChord with an estimated population of 48,000

Rates starting at \$20-22 / SF / YR (NNN)

URBAN, MIXED-USE VIBE



FOR RETAIL / OFFICE LEASING, CONTACT:

KYLE PROSSER
 kprosser@lee-associates.com
 D 253.444.3025

TOM BROWN
 tbrown@lee-associates.com
 D 253.444.3024

BRUCE BARKER
 bbarker@lee-associates.com
 D 253.341.0765

**1460 Wilmington Drive
 DuPont, WA 98327**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL / OFFICE SPACES

Two retail / office suites available, ranging from 702 - 1,118 SF.

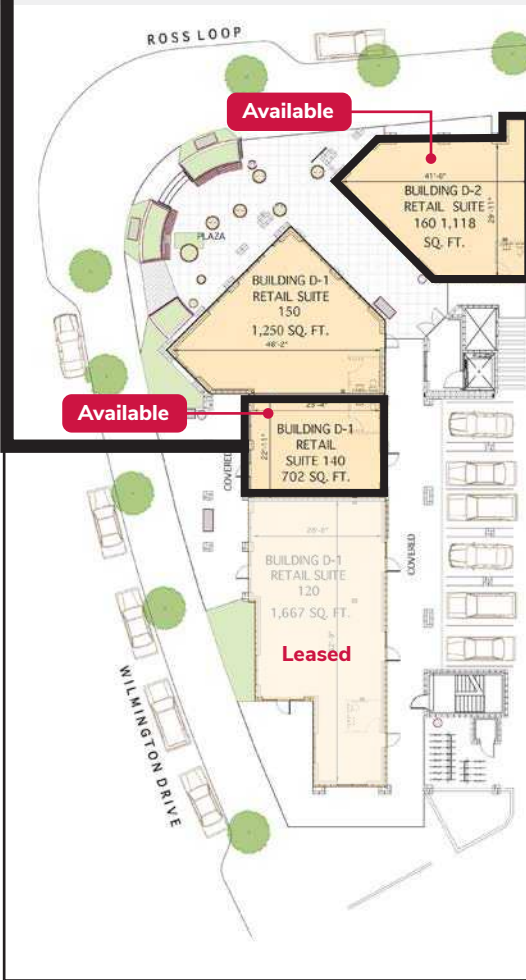
Divisible to accommodate a variety of space requirements.



AVAILABLE FOR LEASE

- Suite 120: 1,667 SF Leased
- Suite 140: 702 SF Available Now
- Suite 160: 1,118 SF Available Now

Ready for tenant improvements, with generous TI allowances



KYLE PROSSER
 kprosser@lee-associates.com
 D 253.444.3025

TOM BROWN
 tbrown@lee-associates.com
 D 253.444.3024

BRUCE BARKER
 bbarker@lee-associates.com
 D 253.341.0765

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SURROUNDING AREA



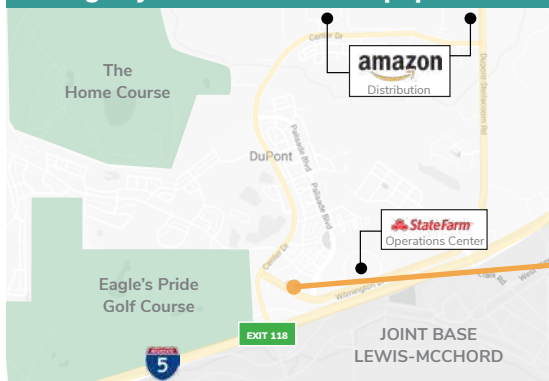
DEMOGRAPHICS

(not including JBLM)

	1-mi	3-mi	5-mi
Population	4,058	14,864	29,186
Households	1,670	4,672	8,790
Owner Households	874	1,889	3,558
Renter Households	795	2,783	5,232
Median HH Income	\$95,549	\$82,839	\$78,106
Average HH Income	\$123,098	\$106,892	\$102,967
Median Age	33.9	24.9	25.4

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Strong daytime and commuter population



DUPONT STATION BUSINESSES



KYLE PROSSER
 kprosser@lee-associates.com
 D 253.444.3025

TOM BROWN
 tbrown@lee-associates.com
 D 253.444.3024

BRUCE BARKER
 bbarker@lee-associates.com
 D 253.341.0765

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.