



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



**1460 Wilmington Drive
DuPont, WA 98327**

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

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RETAIL / OFFICE SPACES

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

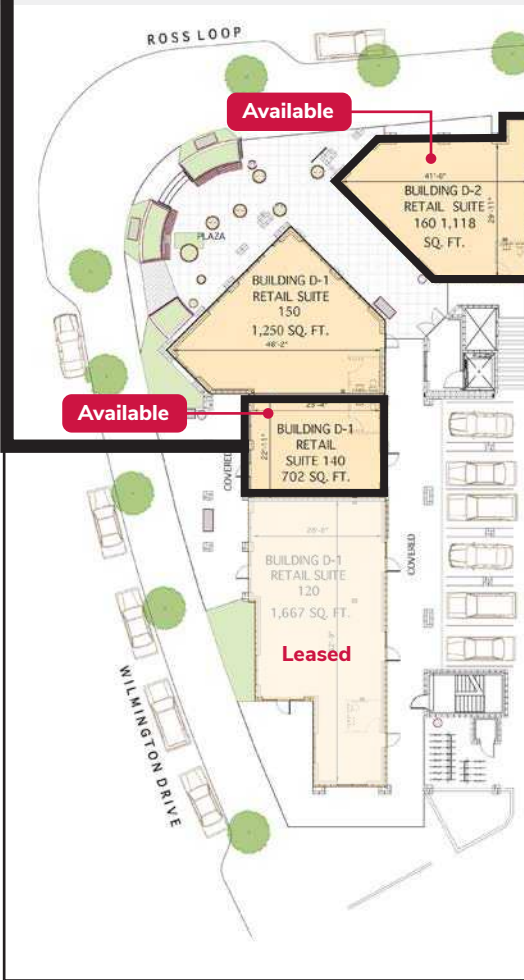
Divisible to accommodate a variety of space requirements.



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



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SURROUNDING AREA



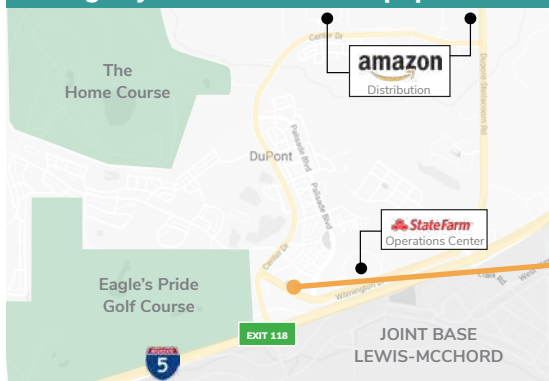
DEMOGRAPHICS

(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



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