



**ROB GASCA**  
REAL ESTATE GROUP  
COMMERCIAL | MULTI-FAMILY  
MAPLE LEAF REAL ESTATE

*FOR LEASE*

# Town Centre Village

10240 Bridgeport Way SW Lakewood WA 98499



**Rob Gasca**

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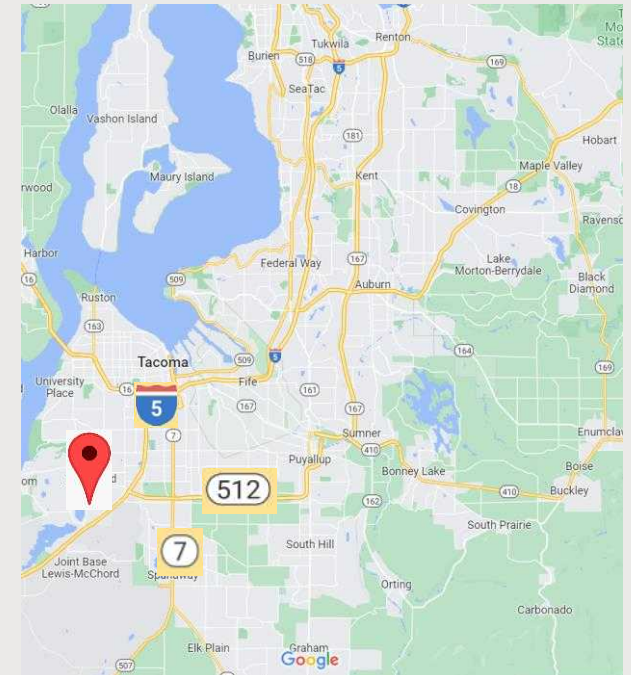
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- 5-minute access to I-5
- 5-minute access to HW512
- 10-minute access to HW7



DEMOGRAPHICS 2023 consensus	MILE 1	MILE 3	MILE 5
Population	12,508	99,820	244,201
Average HH Income	\$57,999	\$71,087	\$75,324

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Versatile retail spaces in the heart of Lakewood! Town Centre Village is a multi-family, mixed use building with retail spaces on the ground level and 37 residential units on the second and third floor. Minutes from Interstate 5 and Highway 512 within close proximity to McChord Airport and Lakewood Town Center. This property has high visibility from Bridgeport Way, with an average of 25,674 cars passing by daily, creating a great opportunity for any type of retail use. All spaces have accessible floorplans with HVAC access throughout. Units 110-111 are in grey shell condition, adaptable for any type of business buildout. Units 104-105 are in white shell condition containing 1,480 total square feet and can be leased together or separate. Café, convenience store, professional services, and food/beverage would be a great fit at this property!

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Unit	SF	\$/SF	Estimated NNN	Terms
104-105	663-1,480	\$14	\$5.95	Negotiable
110-111	1,000-2,396	\$14	\$5.95	Negotiable

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## 104-105 Floorplans

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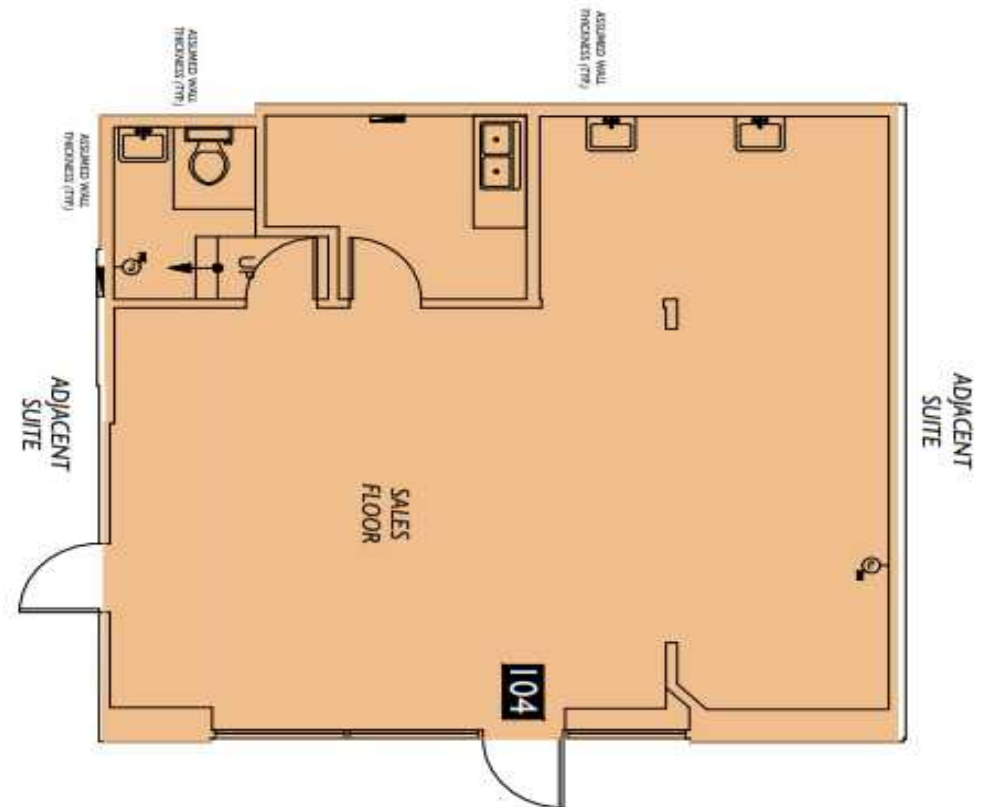
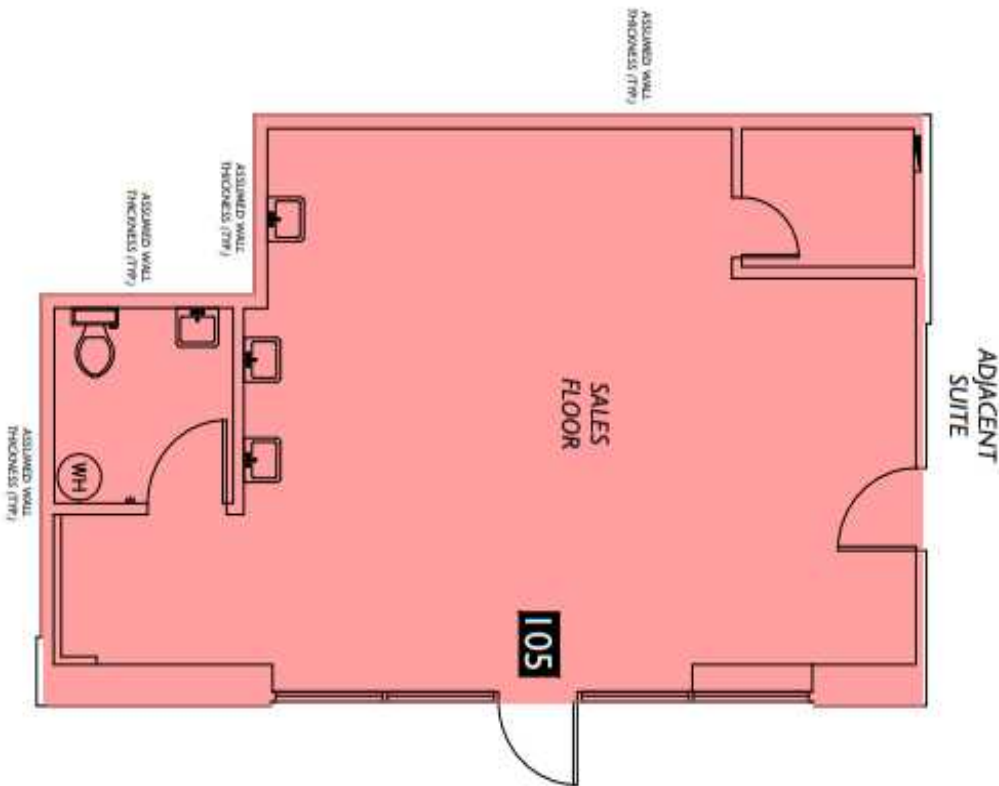
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## Units 104-105

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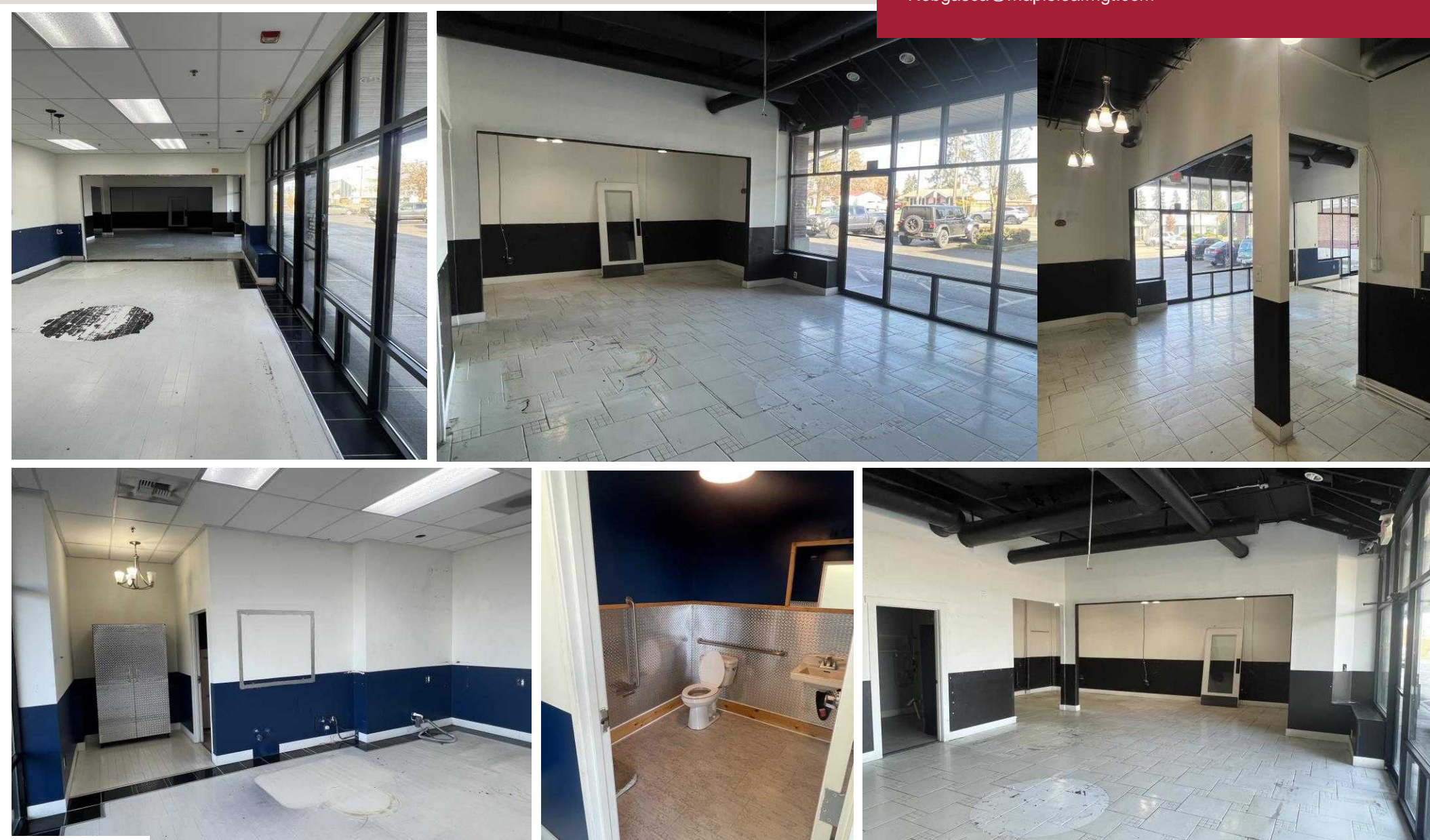
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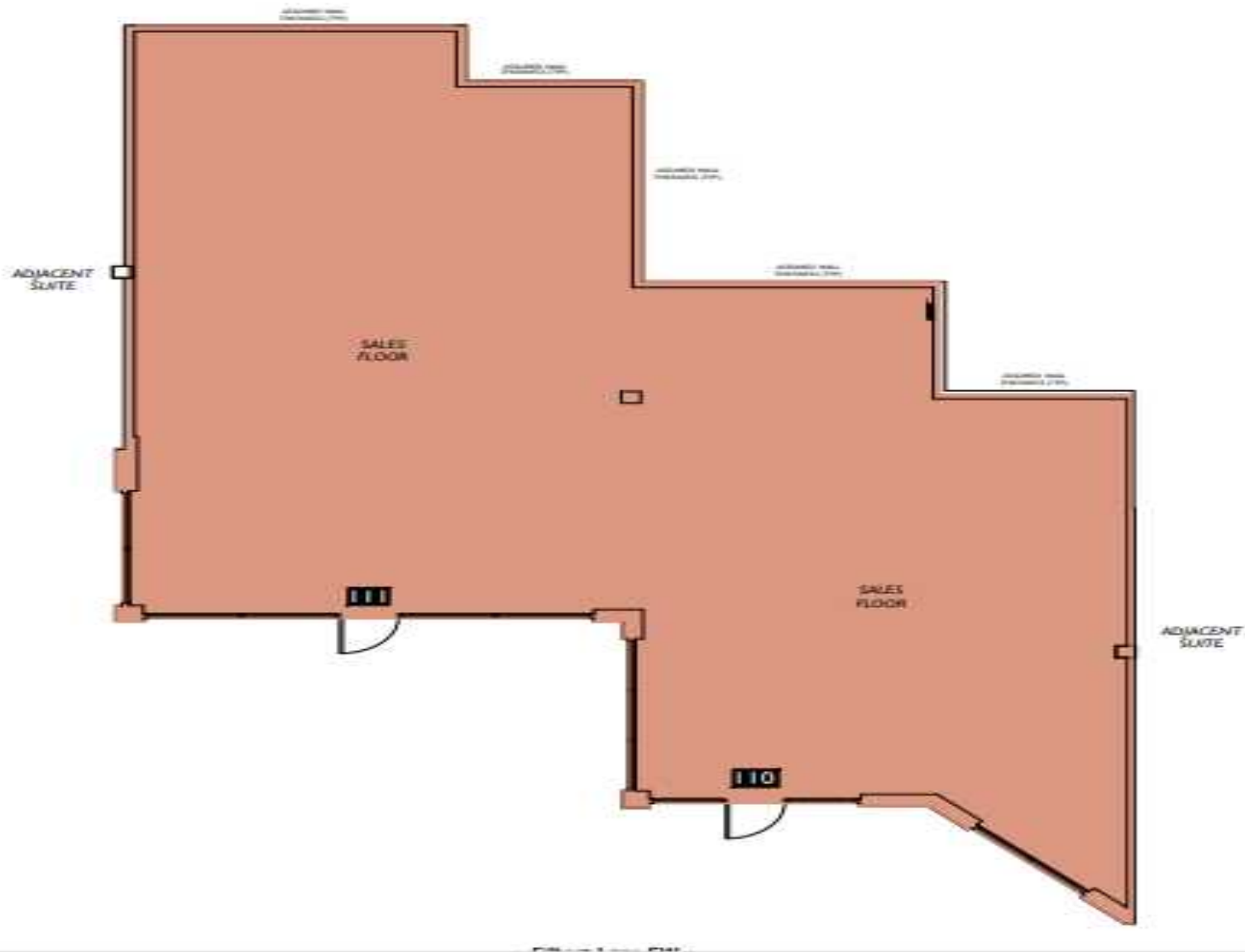
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## Units 110-111

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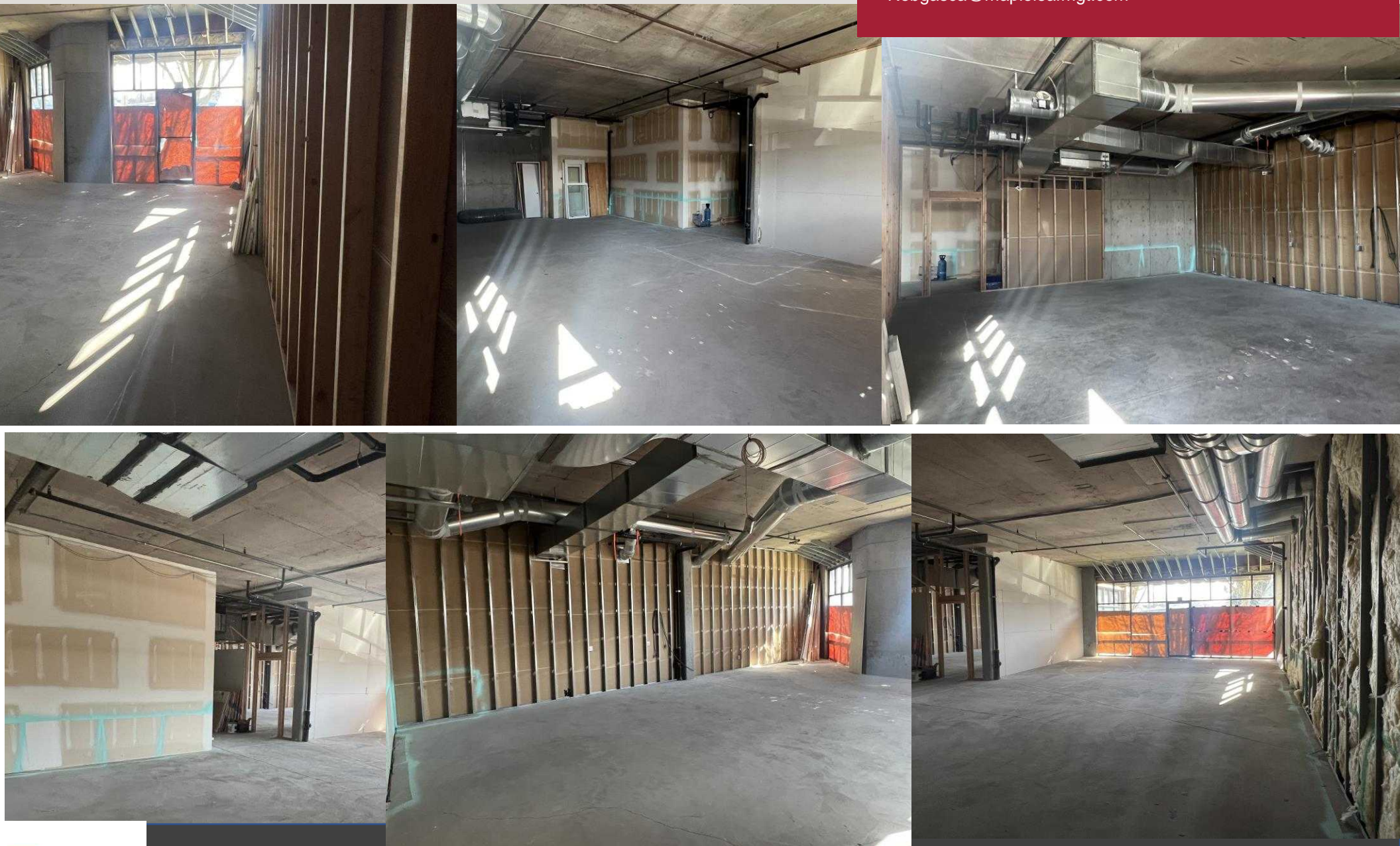
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