

FOR LEASE

TUMWATER RETAIL SPACE
5312 LITTLEROCK ROAD SW, SUITE 103



LEASE RATE: **\$24/SF PER YEAR PLUS NNN**



Spencer Ingrim
360 701 6439
spencer.ingrim@cbolympia.com



**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

LEASE

TUMWATER RETAIL SPACE

5312 Littlerock Road Southwest Tumwater, WA 98512



PROPERTY DESCRIPTION

Suite 103 will be available August 1, 2024.
The suite is approximately 1,000 square feet.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,000 SF
Building Size:	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	290	1,144	2,605
Total Population	623	2,490	6,043
Average HH Income	\$59,782	\$58,384	\$71,258

Spencer Ingrim
360 701 6439
spencer.ingrim@cbolympia.com

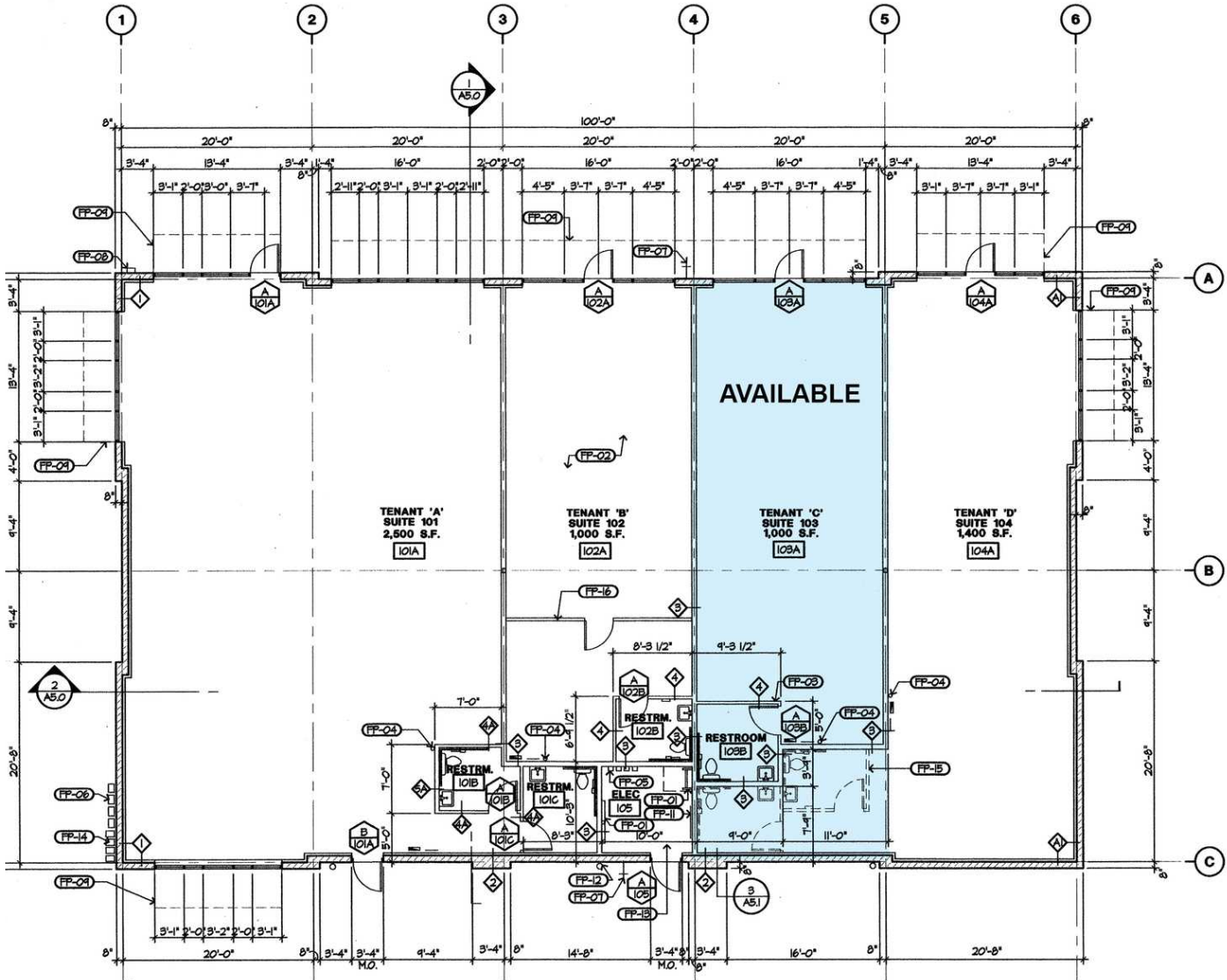


**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

LEASE

TUMWATER RETAIL SPACE

5312 Littlerock Road Southwest Tumwater, WA 98512



 **FLOOR PLAN**
SCALE: 1/8"=1'-0"

Spencer Ingram
360 701 6439
spencer.ingram@cbolympia.com



**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

LEASE

TUMWATER RETAIL SPACE

5312 Littlerock Road Southwest Tumwater, WA 98512



Spencer Ingram
360 701 6439
spencer.ingrim@cbolympia.com

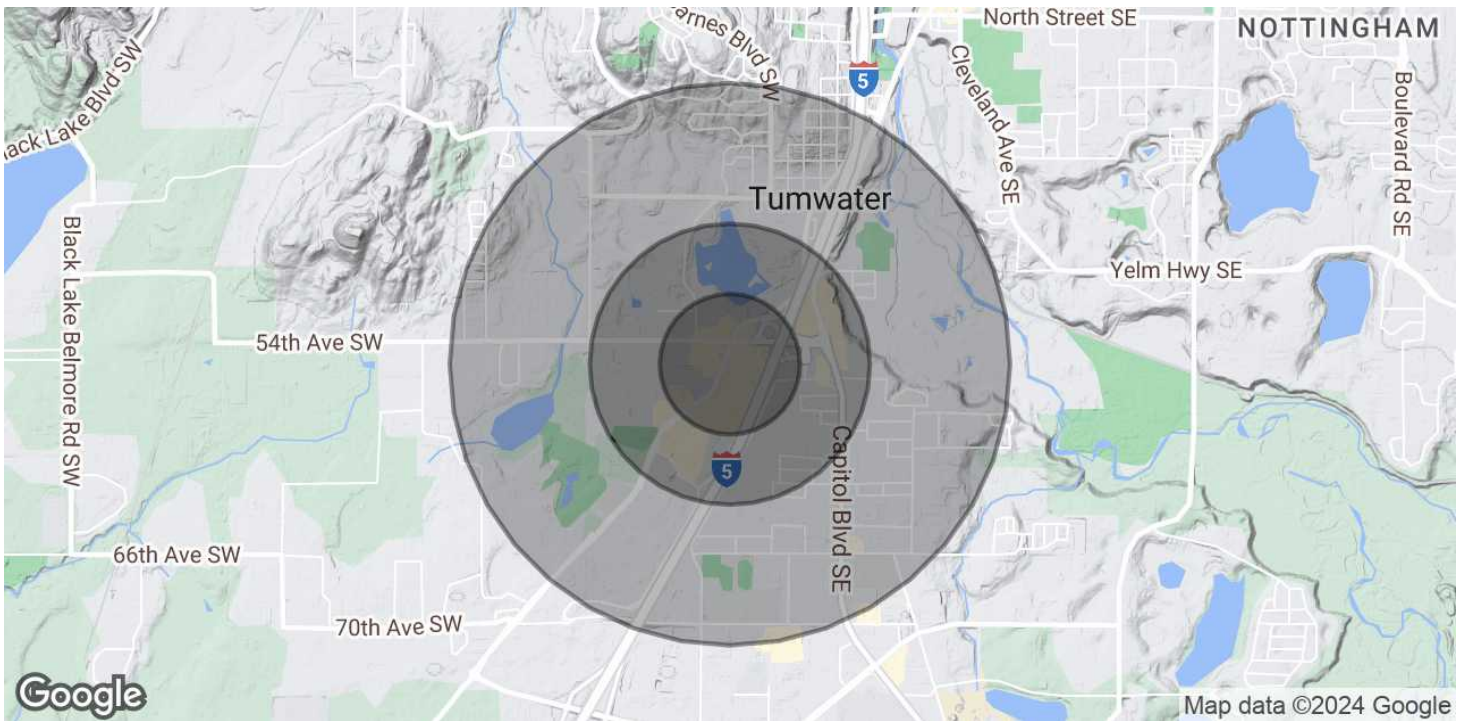


**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

LEASE

TUMWATER RETAIL SPACE

5312 Littlerock Road Southwest Tumwater, WA 98512



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	623	2,490	6,043
Average Age	36.5	35.2	36.9
Average Age (Male)	29.1	29	33.3
Average Age (Female)	42.1	39.9	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	290	1,144	2,605
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$59,782	\$58,384	\$71,258
Average House Value	\$166,355	\$187,694	\$228,099

2020 American Community Survey (ACS)

Spencer Ingram
360 701 6439
spencer.ingrim@cbolympia.com



**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.