

## LISTING INFORMATION

**ADDRESS:** 1200 S 324th Street, Federal Way WA

**LEASE RATE:** \$24.00 - 27.00 SF/YR NNN

**AVAILABLE SPACES:** 450 SF

700 SF 800 SF

**SPACES CAN BE COMBINED** 

## **COMMENTS**

Neon Plaza is centrally located in Federal Way, near The Commons and other major retailers. The Commons is a regional mall in Federal Way and home to **Amazon Fresh, Dick's Sporting Goods, Target, Kohls, Century Theater** and many other national retailers.

Ample parking

Traffic count of 40,000 +CPD on Pacific Highway and 324th Street.

## LOCATION



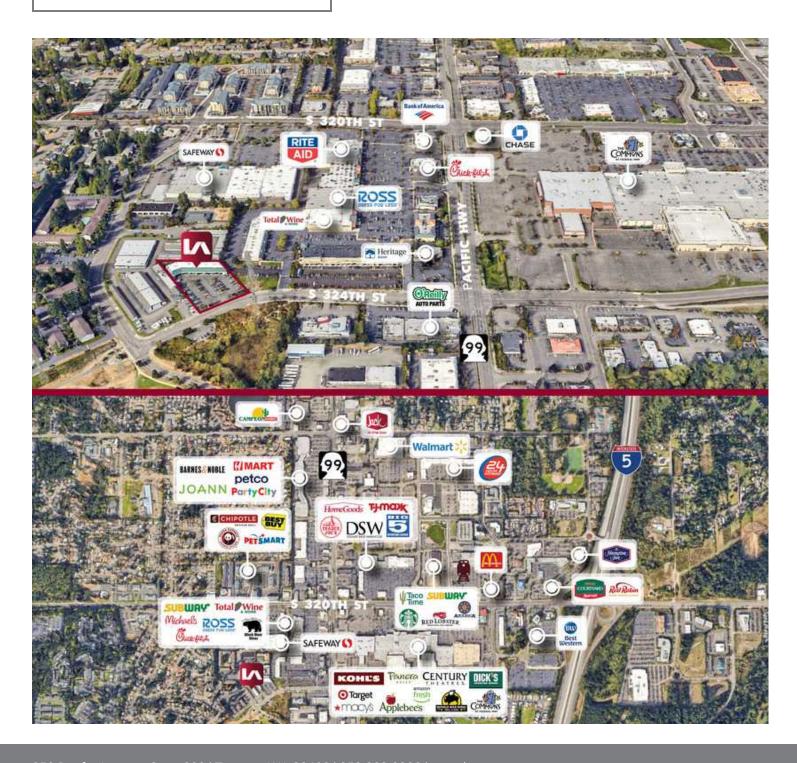
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.







Yeh-Hee Hahn yhahn@lee-associates.com 253.238.0045







Yeh-Hee Hahn yhahn@lee-associates.com 253.238.0045

## **DEMOGRAPHICS - POPULATION, HOUSEHOLDS & INCOME**

|                      | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION     | 12,046    | 97,517    | 207,136   |
| AVERAGE AGE          | 35.4      | 34.7      | 36.0      |
| AVERAGE AGE (MALE)   | 32.7      | 33.5      | 35.3      |
| AVERAGE AGE (FEMALE) | 38.4      | 36.0      | 36.7      |
| TOTAL HOUSEHOLDS     | 5,289     | 38,360    | 78,912    |
| # OF PERSONS PER HH  | 2.3       | 2.5       | 2.6       |
| AVERAGE HH INCOME    | \$52,062  | \$65,710  | \$71,680  |
| AVERAGE HOUSE VALUE  | \$241,622 | \$288,096 | \$328,363 |

