

FOR LEASE

1585 McNeil Street
Dupont, WA 98327



FORMER ACE HARDWARE

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First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

1585 MCNEIL STREET

8,651 SF (CAN BE DEMISED) \$24.00 + NNN
 (PLUS ADDITIONAL 2,238 SF OUTDOOR SPACE)

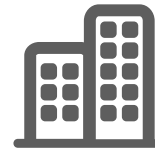
- **Large employment base** in the immediate area with Joint Base Lewis-McChord, State Farm, and new Amazon Fulfillment Center
- **1/2 mile from JBLM**, which has a daytime population of 50,225 and supports over 178,000 (and growing) military families and retirees living both on and off post
- **High visibility:** Located on a corner lot (McNeil Street and Center Drive), potentially attracting more foot traffic or customer visibility for a business.
- **Easy access:** Located near major roads, potentially offering convenient access for customers or residents in the surrounding area.



Population



Average HH Income

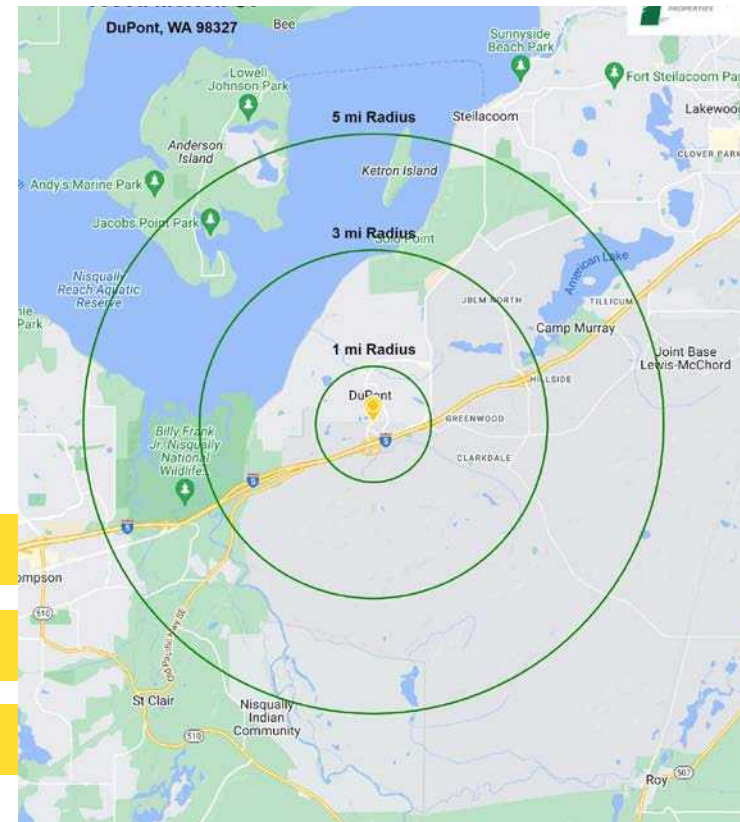


Daytime Population

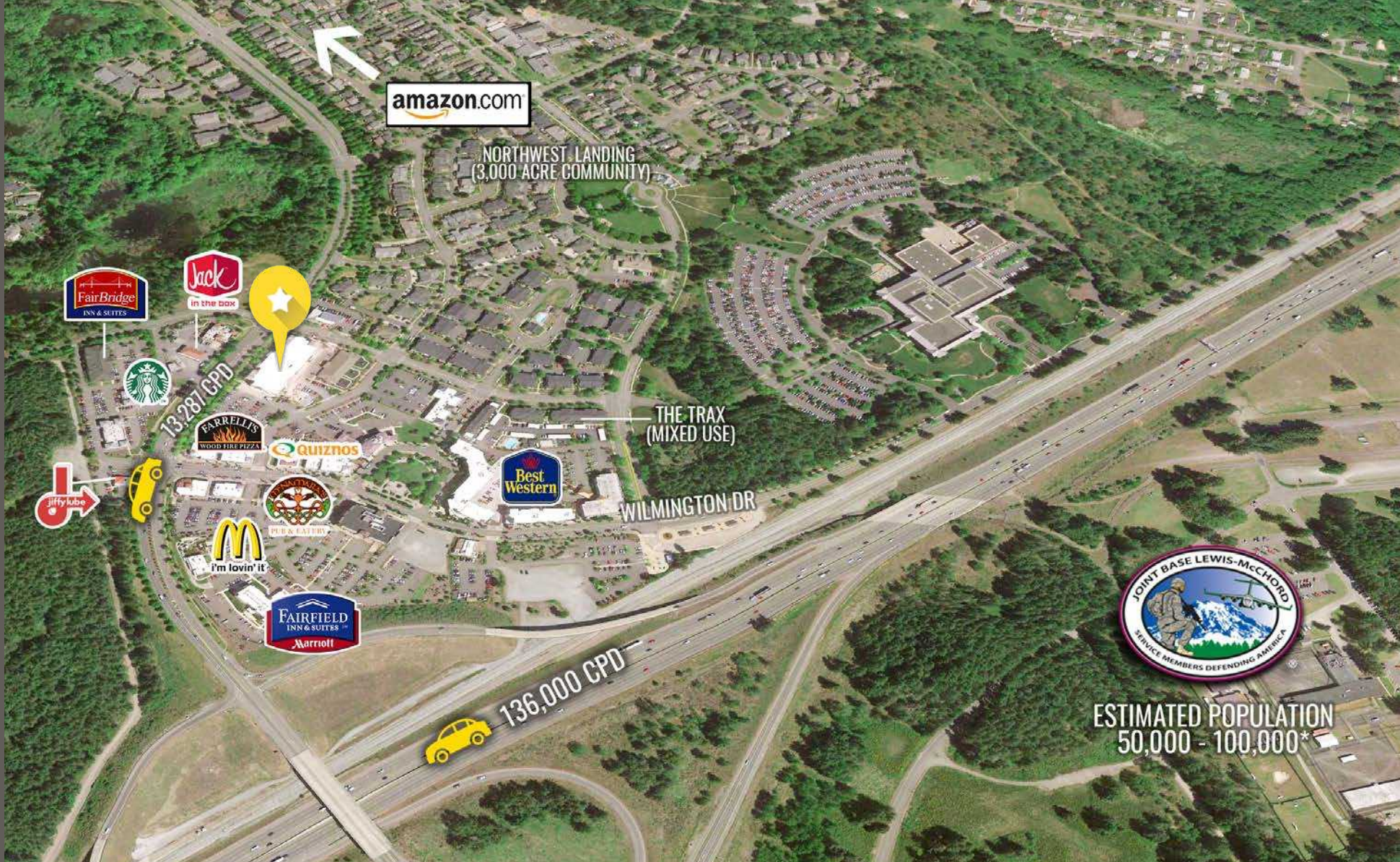
Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	4,979	\$153,887	3,353
Mile 3	21,443	\$137,896	7,029
Mile 5	39,681	\$119,734	14,447

NEARBY TENANTS



LOCATION DETAILS



Located near JBLM with an estimated population ranging from 50k - 100k*



Easy access to I-5 off of Center Drive



136,000 CPD Interstate 5



13,287 CPD Center Drive

*Source: <https://cityoflakewood.us>



LOCATION DETAILS

15 MINUTES TO LACEY

15 MINUTES TO LAKEWOOD

LAKEWOOD



DUPONT



Joint Base Lewis-McChord has an active population of 100,000+ inhabitants, making it the 4th largest military installment worldwide.
**Source: <https://cityoflakewood.us>*

LACEY

PUGET SOUND



College St-SE

Martin Way E

Pacific Ave SE

Old Pacific Hwy SE

510

Yelm Hwy

507

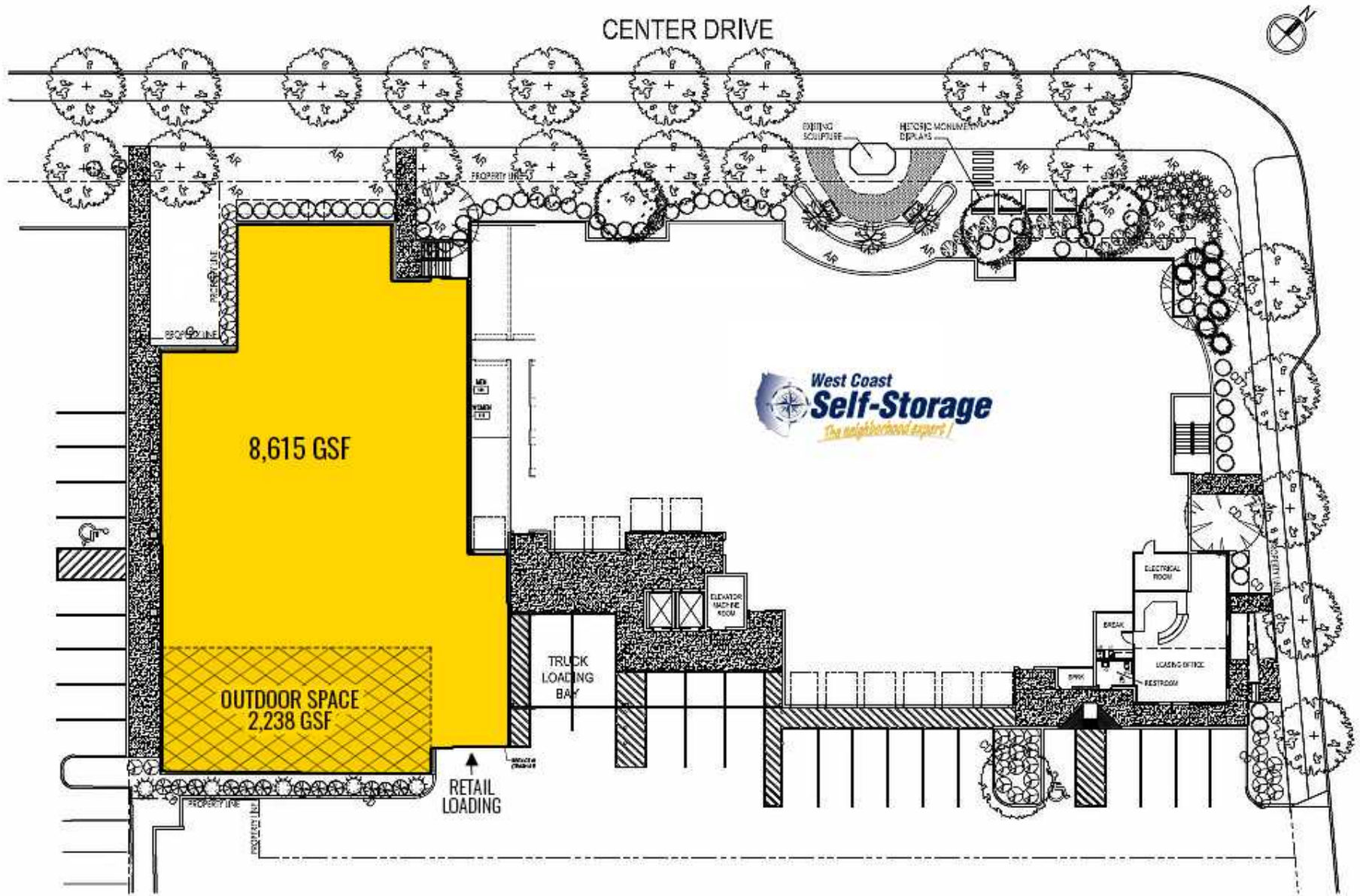
Spanaway

McKenna Hwy

Pacific Ave S

Pacific Ave

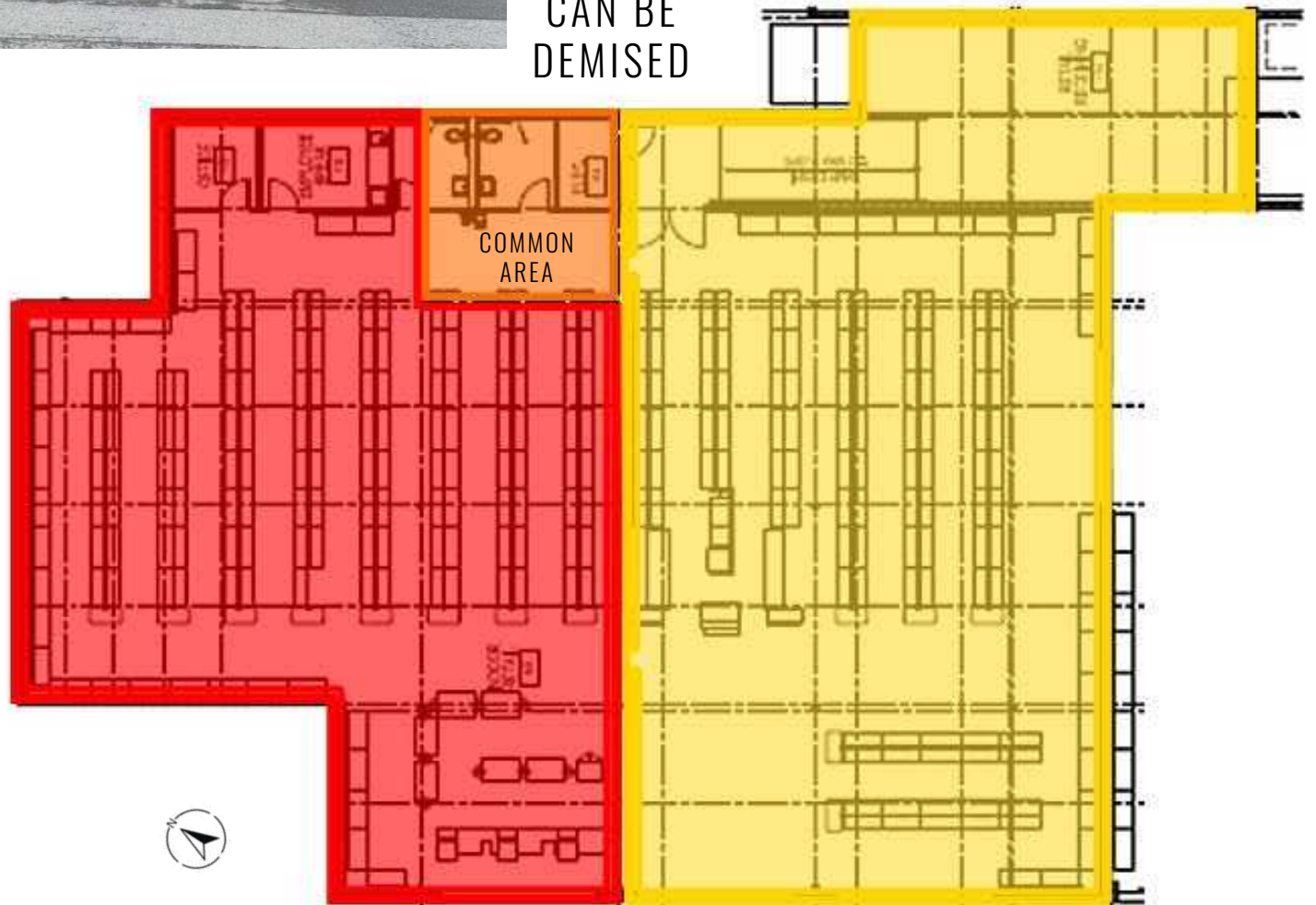
SITE PLAN



OPTIONAL DEMISE PLAN



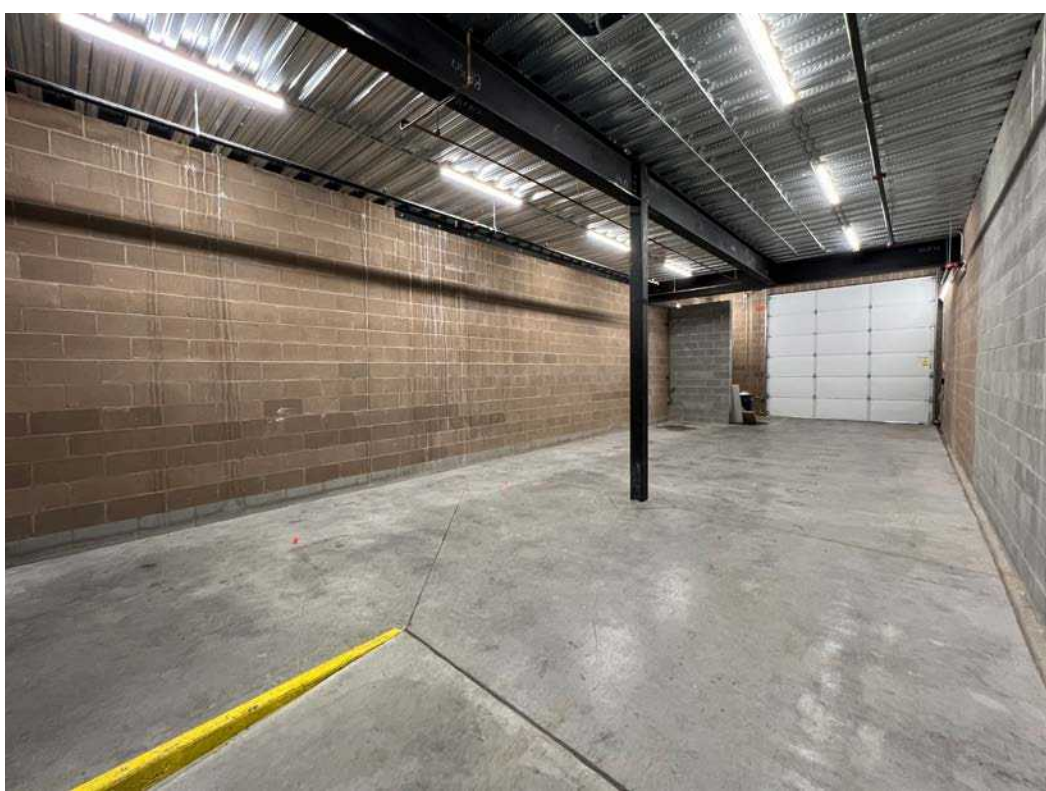
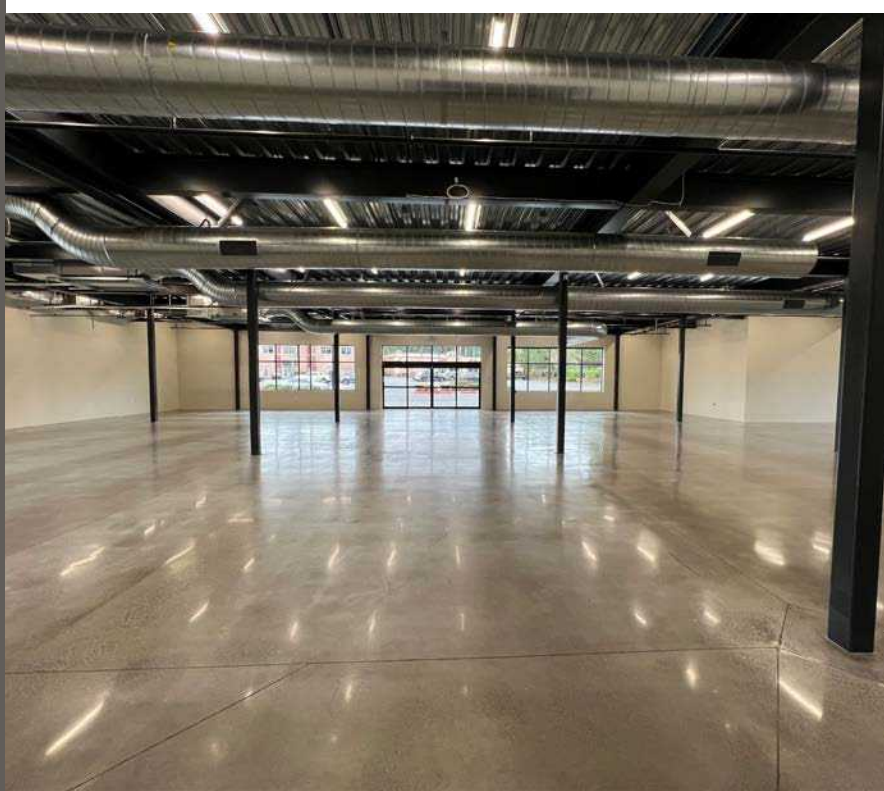
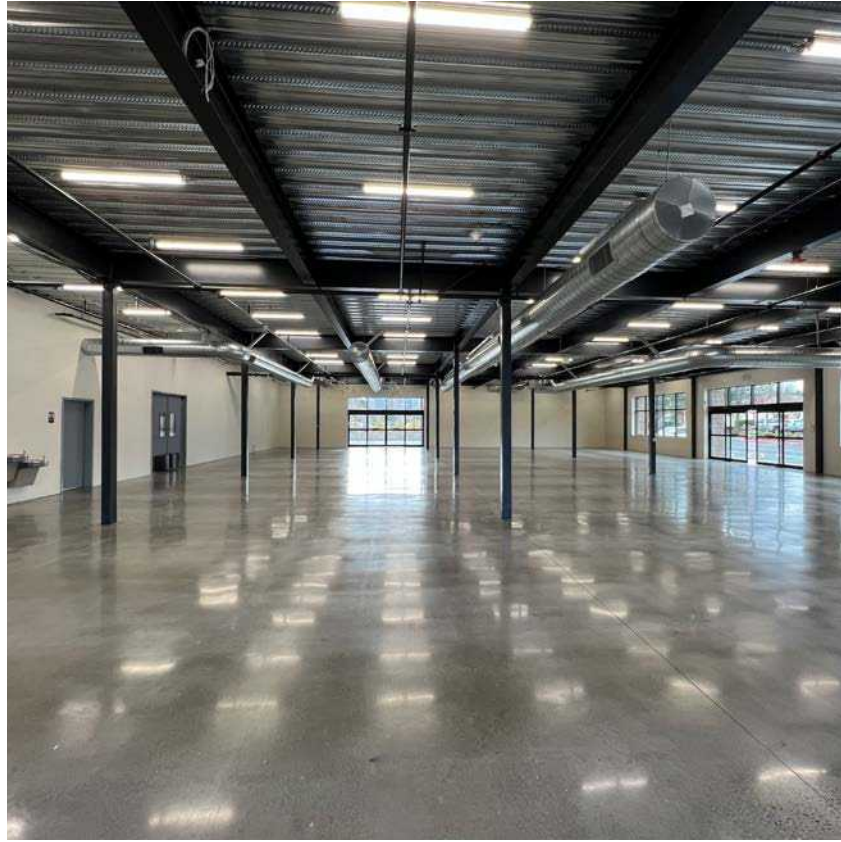
CAN BE
DEMISED



EXTERIOR PHOTOS



INTERIOR PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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