



**FOR LEASE | BUILD TO SUIT
GROUND LEASE**
11 Eagle Drive
Elma, WA 98541

NOW OPEN!



EAGLES LANDING
Carrie Walker | Ryan Haddock

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

AVAILABLE

1,620 ± SF
ADJACENT TO STARBUCKS

UP TO 7,200 SF

PAD OPPORTUNITIES:

33,108 SF

34,014 SF

36,078 SF [PENDING LEASE]

- Options for Lease, Build to Suit, and Ground Lease
- New Medical Facility Across the Street
- Near Major Developments
- High Traffic Counts with 6,000 cars per day on Highway 12 and over 18,000 cars per day on Highway 8



Population



Average HH Income



Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	1,971	\$90,919	550
Mile 3	7,144	\$91,586	1,194
Mile 5	9,246	\$93,769	1,477

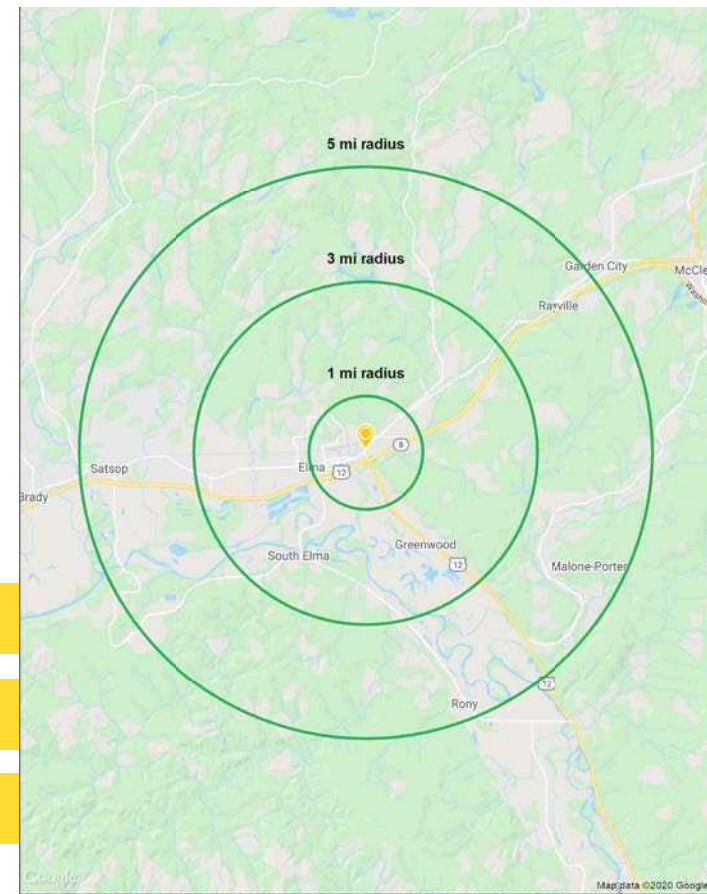
TENANTS



NOW OPEN!



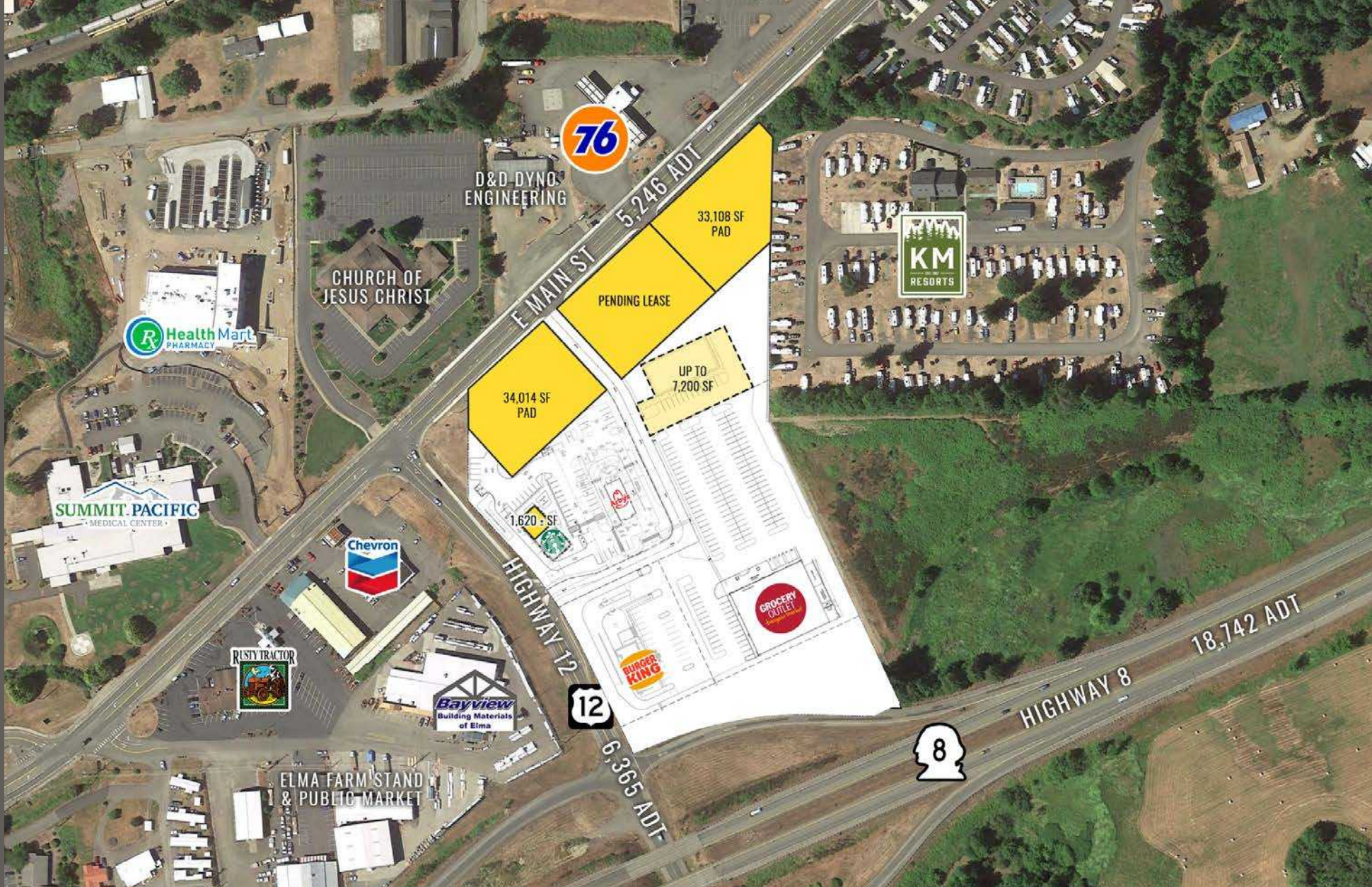
NOW OPEN!



SUMMARY



LOCATION DETAILS



Conveniently located at the intersection of Hwy 12 & Hwy 8

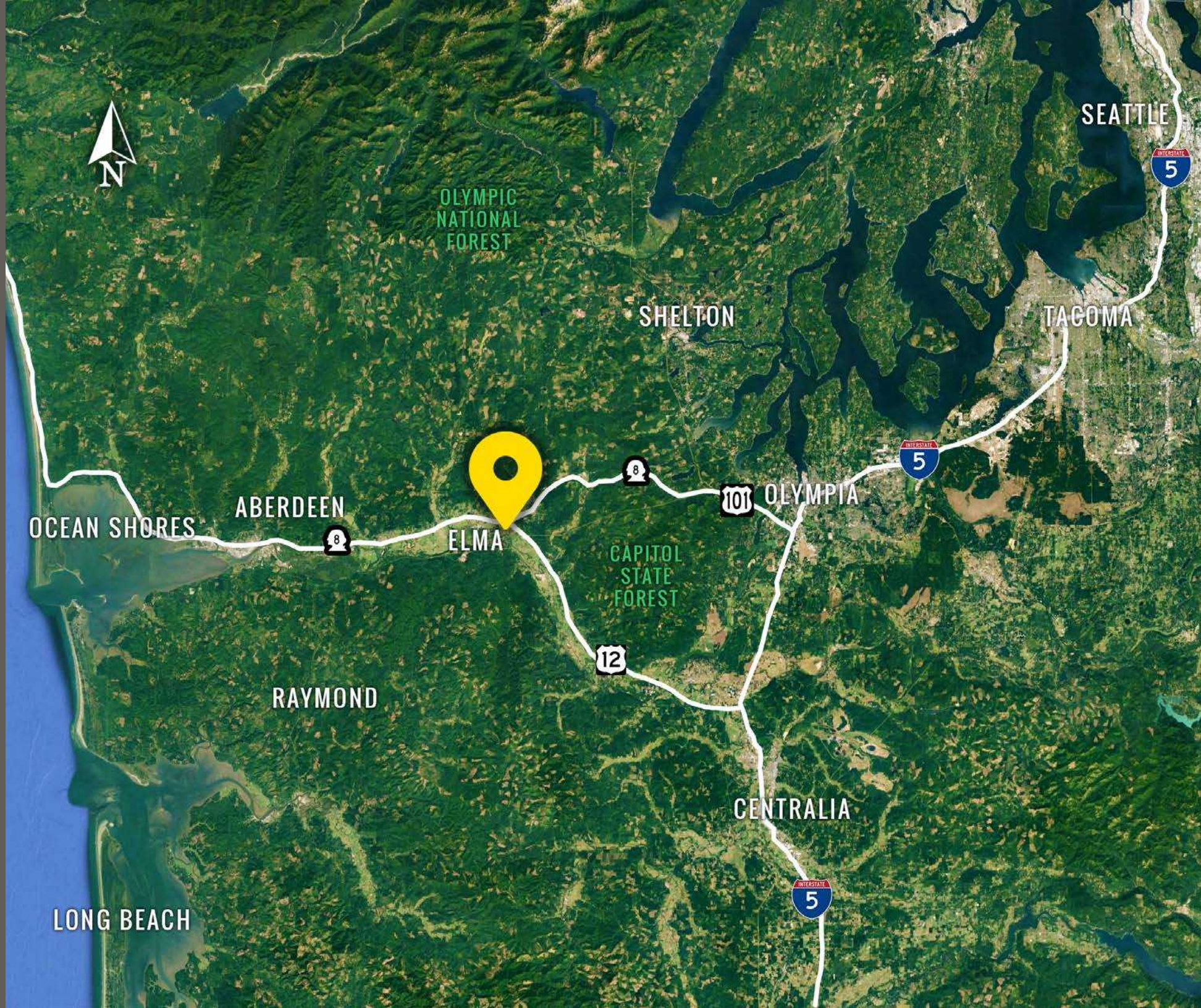


6,365 ADT Highway 12

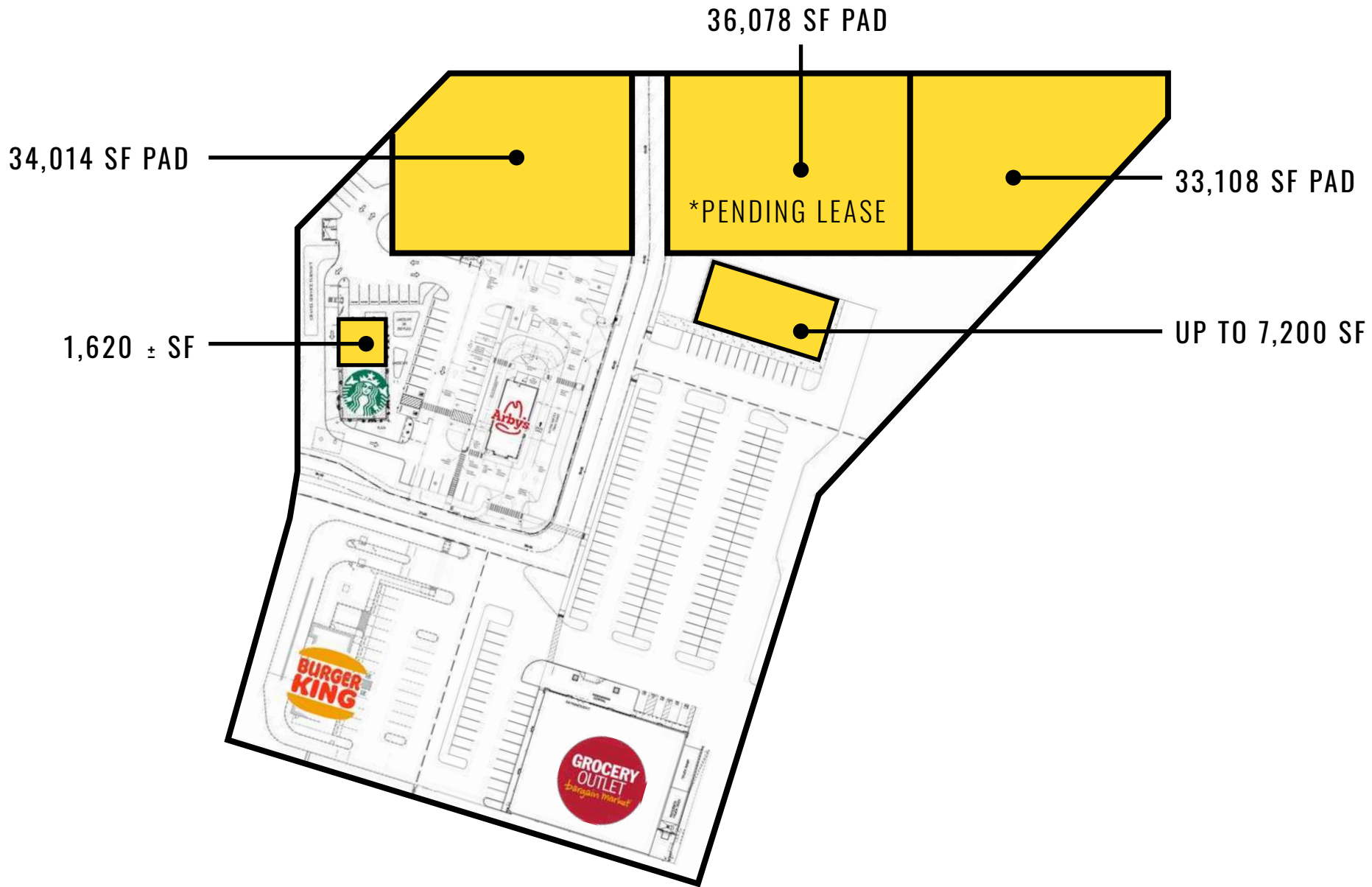


18,742 ADT Highway 8

LOCATION AERIAL



SITE PLAN





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.




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