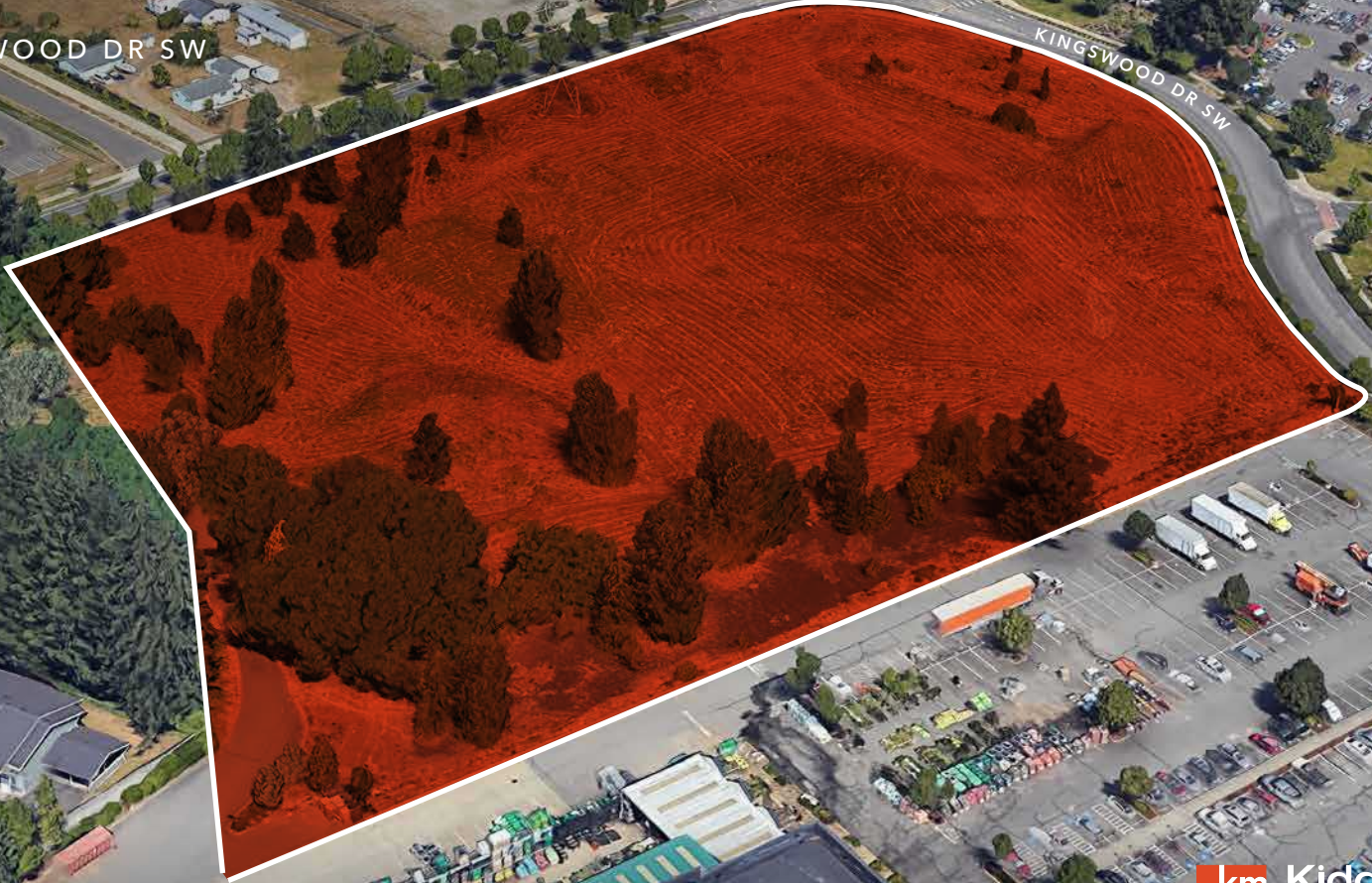


FOR LEASE, BTS, GROUND LEASE OR SALE

# KINGSWOOD COMMERCIAL CENTER

1401 - 1551 KINGSWOOD DR SW  
TUMWATER, WA



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**km** Kidder  
Mathews



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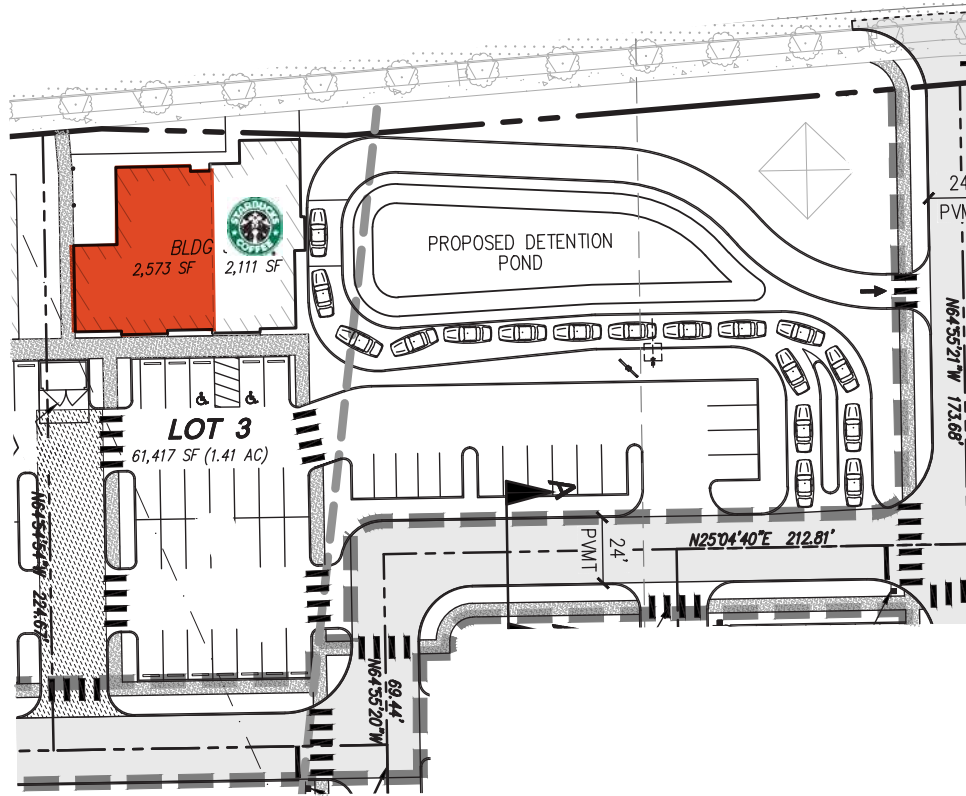
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# LOT 3



**2,573 SF**

Landlord willing to demise for strong tenants

Outside patio available or can be adjusted

Over 20k vehicles per day at the roundabout at Littlerock/Kingswood Dr.

Close Proximity to major retailers Walmart, Home Depot, Costco and Fred Meyer

\$42 psf + NNN

## DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population (2023)	7,926	42,935	109,165
Average HH Income	\$109,302	\$133,908	\$134,466

**RYAN HADDOCK**

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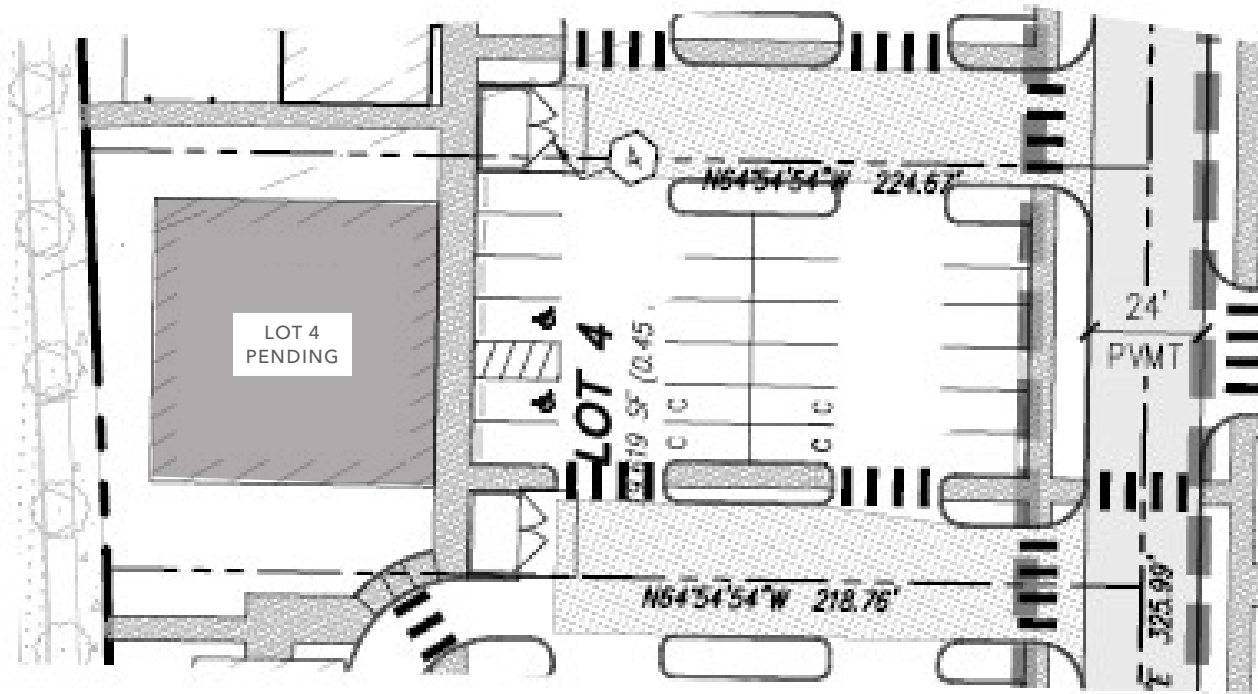
# LOT 3



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## LOT 4 - PENDING



**3,600 SF**

Retention/Detention offsite

Landlord willing to demise for strong tenants

Potential to build to suit, lease, ground lease or purchase

Can be combined with Lot 5 for up to 56,628 SF of land

Will be delivered with all utilities stubbed, interior street improved and ready for design review

\$40 psf + NNN for shell

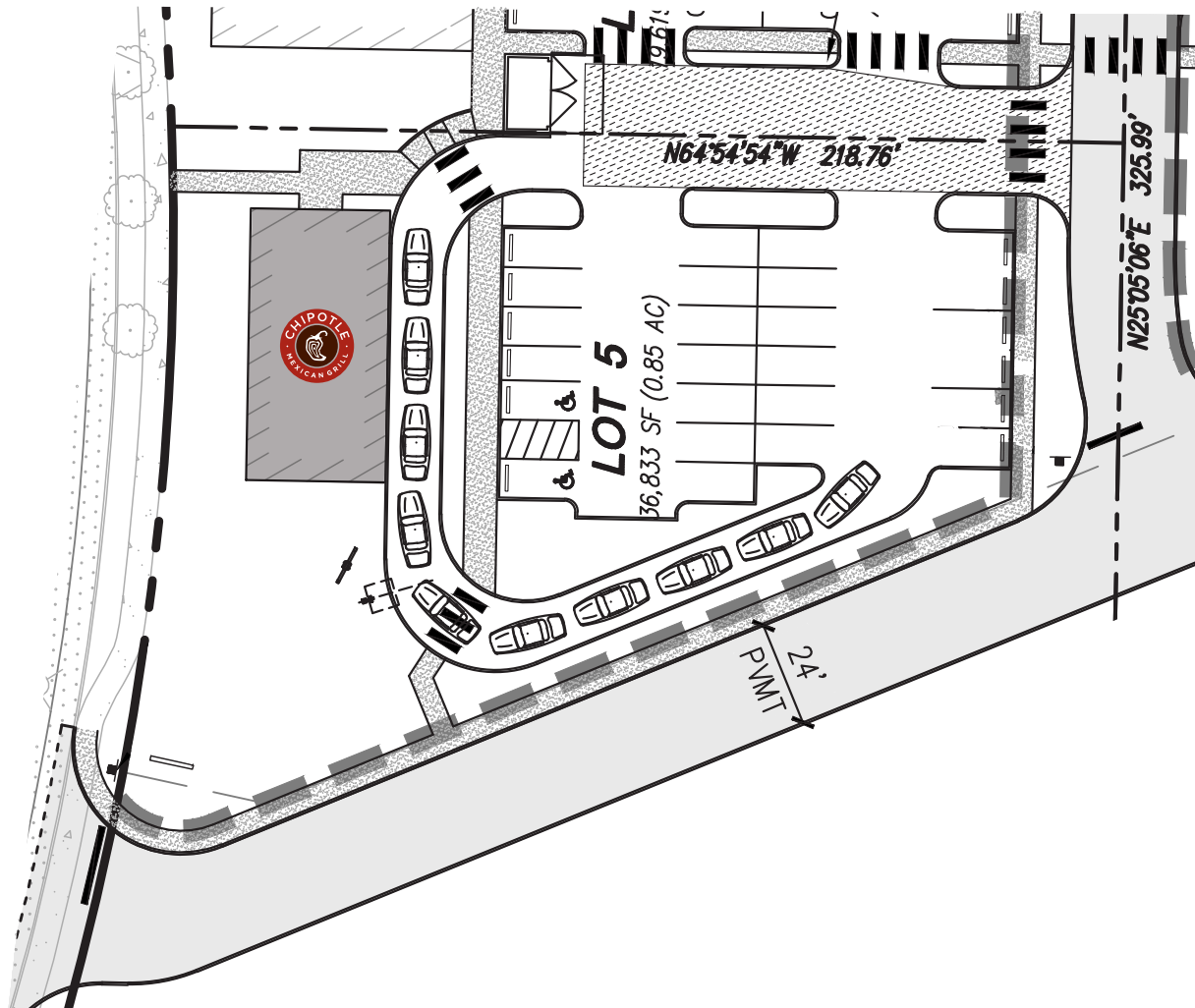
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## LOT 5 - LEASED NATIONAL TENANT



*2,300 SF*

10 car stacking in drive thru

Retention/Detention offsite

Landlord willing to ground lease or sell

Can be combined with Lot 4 for up to 56,628 SF of land

Will be delivered with all utilities stubbed, interior street improved and ready for design review

Ground Lease \$108,000 annual

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