

JUST LISTED

1403 S MERIDIAN

*Amazing Pad Sites and
Building For Lease*

Ground Lease Opportunity Or Building for Lease

- 2 separate pad sites:
- North Pad: ±23,557 SF
- South Pad: ±26,136 SF
- Entire Site: ±49,693 SF

Existing Building: ±3,241 SF

Signalized Access

Pylon Signage

Excellent Exposure

High Traffic Counts

Excellent Trade Area

Call listing broker for details

JEROME O'LEARY

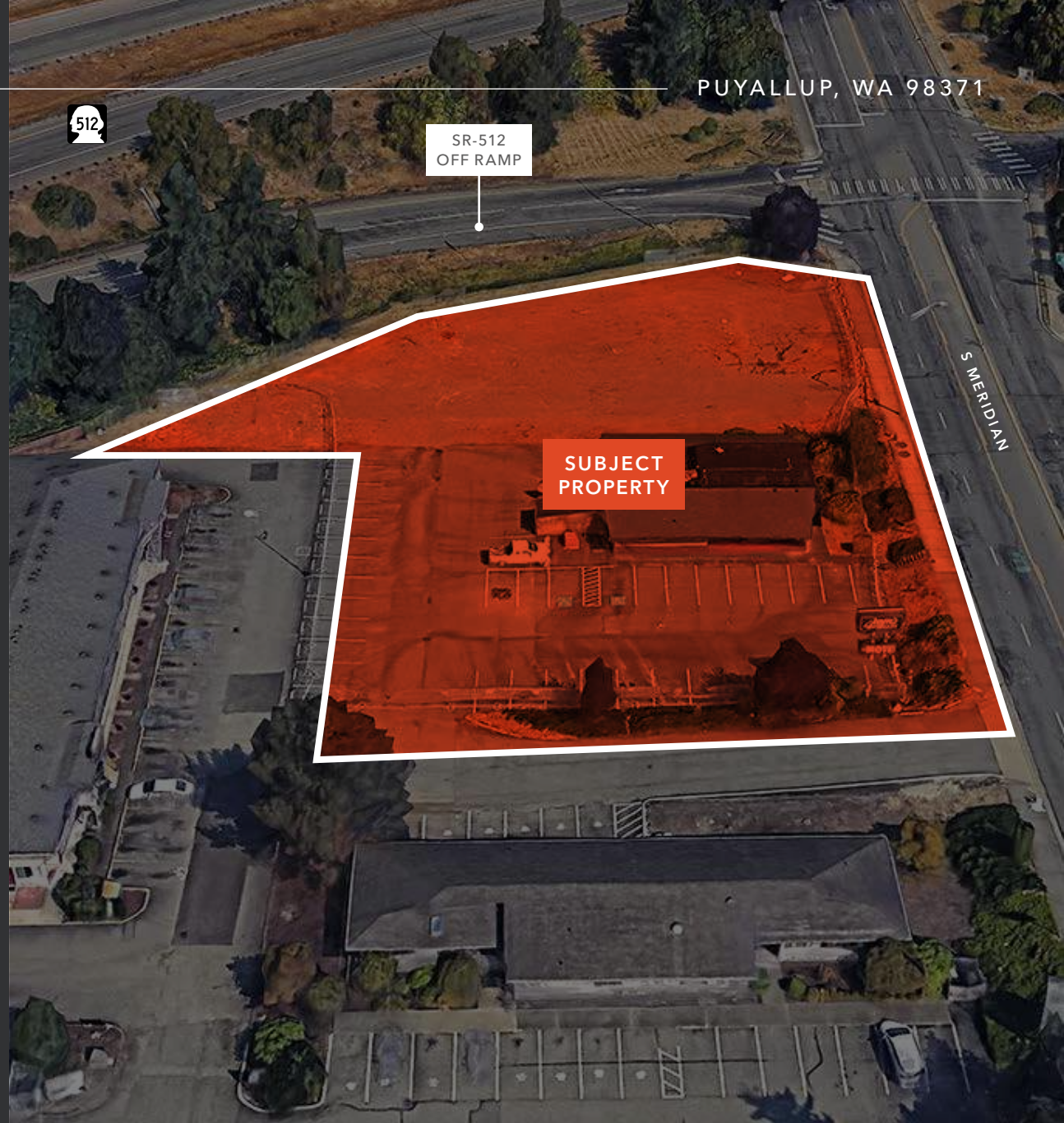
D: 253.779.9292

C: 253.732.2600

jerome.oleary@kidder.com

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	12,840	37,861	77,084
2029 PROJECTION	13,148	38,147	77,379
2020 CENSUS	12,879	37,973	76,404
PROJECTED GROWTH 2024 - 2029	308	286	295

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.8	38.1	38.4
% FEMALE	50.9%	50.4%	50.5%
% MALE	49.1%	49.6%	49.5%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	5,586	15,686	31,143
2029 PROJECTED	5,746	15,875	31,409
2020 CENSUS	5,426	15,110	30,189
GROWTH 2024 - 2029	160	189	265
OWNER-OCCUPIED	42.5%	52.3%	57.7%
RENTER-OCCUPIED	57.5%	47.7%	42.3%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$104,286	\$119,925	\$128,459
2029 PROJECTED HH INCOME	\$108,627	\$124,964	\$133,973
ANNUAL CHANGE 2024 - 2029	\$4,341	\$5,038	\$5,514

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	953	2,414	3,608
TOTAL EMPLOYEES	8,763	20,640	29,651
WHITE COLLAR WORKERS	3,322	10,630	21,981
BLUE COLLAR WORKERS	2,696	7,820	15,878

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.0%	4.5%	5.3%
HIGH SCHOOL DIPLOMA	31.9%	28.7%	28.5%
SOME COLLEGE	22.8%	24.9%	24.9%
ASSOCIATE	12.9%	12.9%	11.6%
BACHELOR'S	14.7%	17.7%	18.8%
GRADUATE	7.2%	8.6%	8.8%

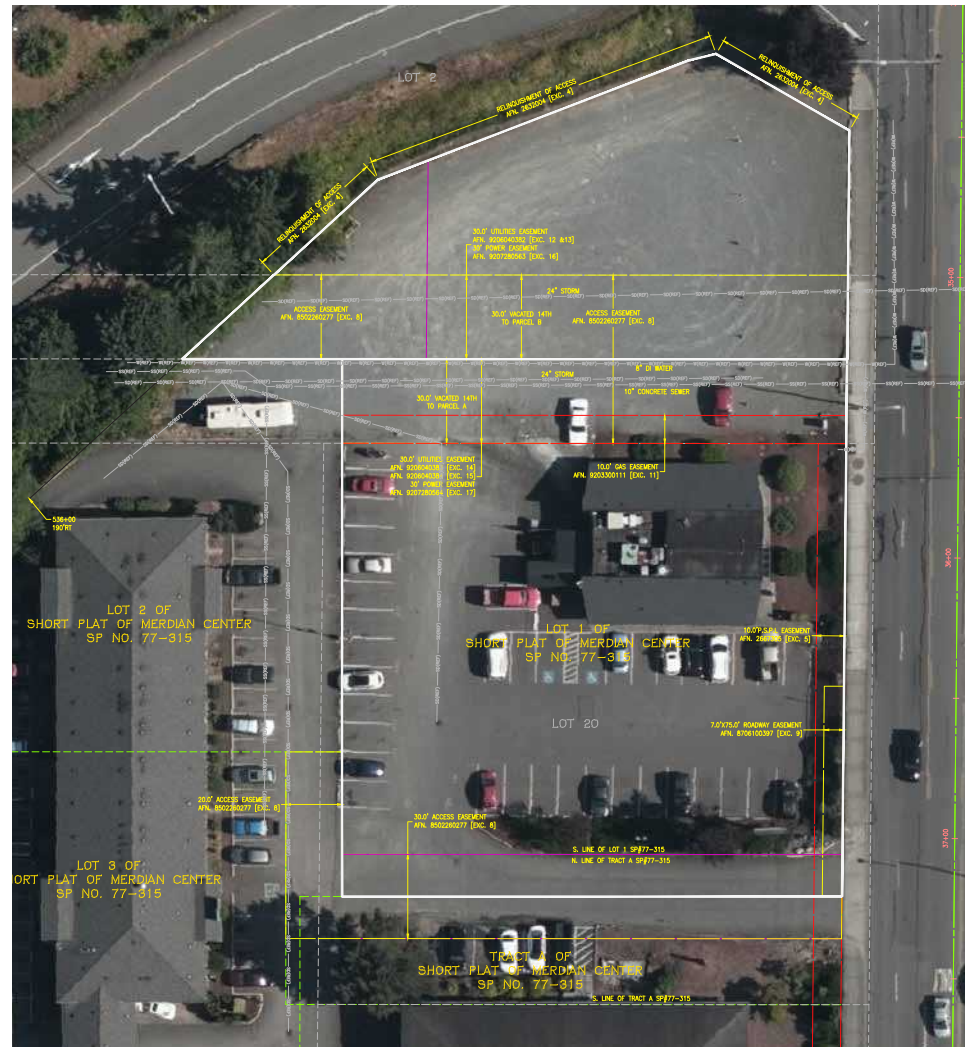
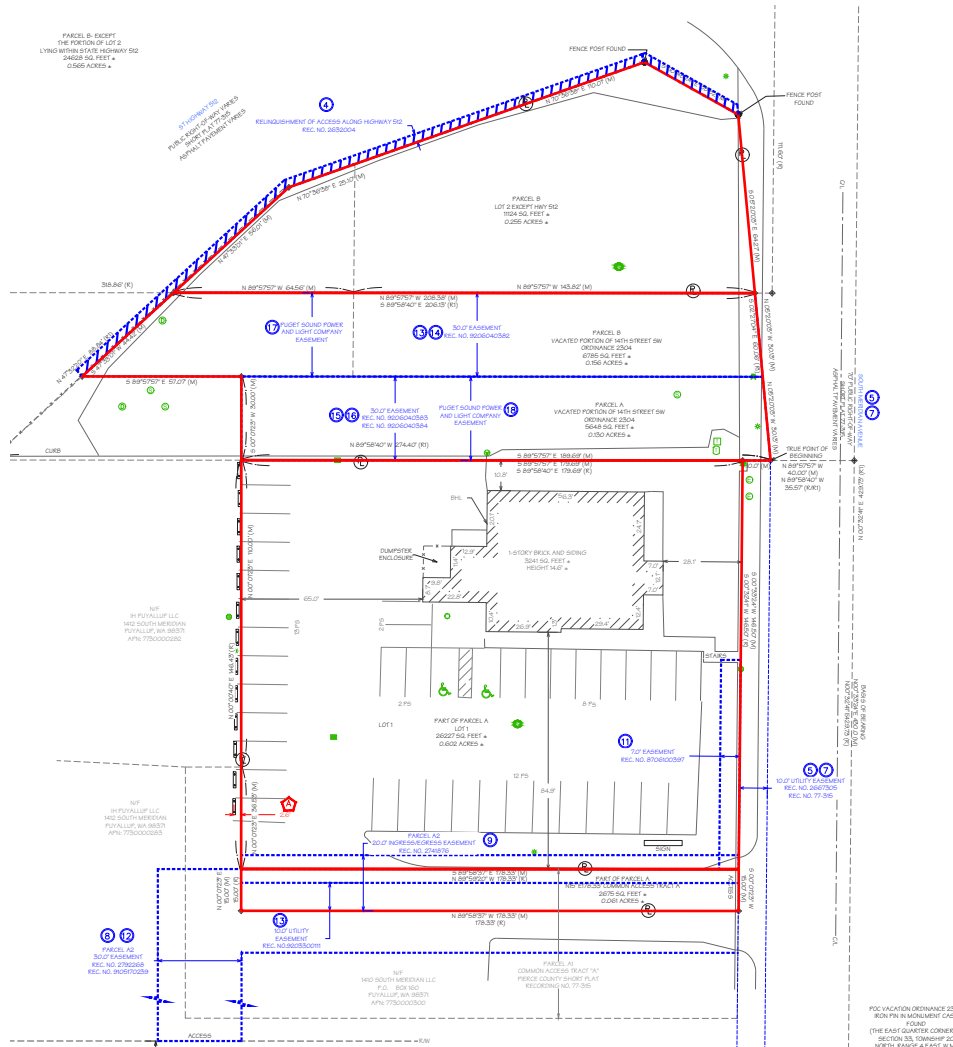
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SITE PLAN



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