

For Lease | Former 7-11
17519 Pacific Ave S

Spanaway, WA



FREE STANDING PAD
3,127 SF

- ▶ \$28.50 psf per year
- ▶ Busy location at the NEC of Pacific Ave S & 176th St E
- ▶ Free Standing building and large pad on desirable busy intersection with pylon signage available.
- ▶ Building and property in Superior condition compared to competing properties.
- ▶ Visibility & Access are very good.
- ▶ Environmentally Clear
- ▶ 7-11 restricts against future use for gas or grocery



DEMOGRAPHICS

	<u>3-Mile Ring</u>	<u>5-Mile Ring</u>
Population:	56,974	123,909
Est. Households:	19,940	43,740
Med. HH Inc.:	\$94,499	\$110,628
Med Age:	35.0	33.7

SeaPac

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