

FOR LEASE

23211 NE STATE ROUTE 3
BELFAIR, WA 98528

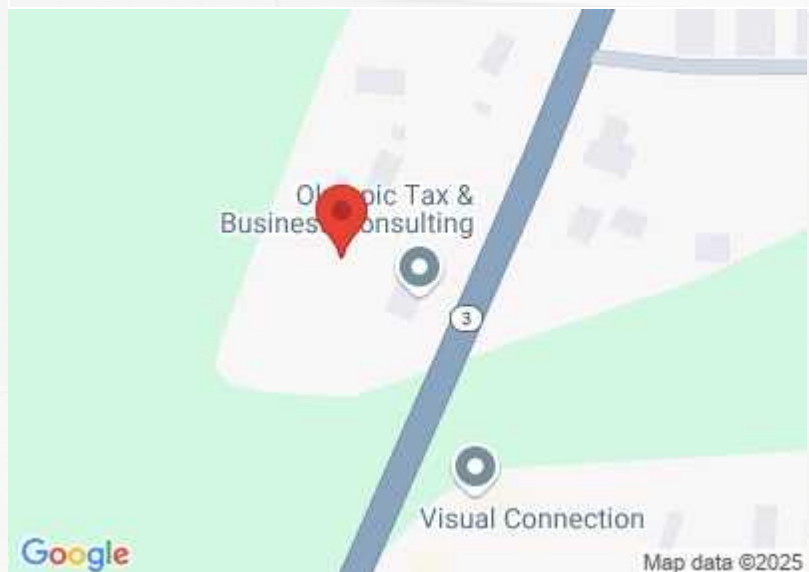


PROPERTY SUMMARY

Located on NE State Route 3, this location offers tons of visibility and traffic. This is a 3-tenant office building with this unit featuring large reception area, vaulted ceilings, an open work area, four private offices, a kitchenette area, and a private restroom. Tons of parking and yard storage if needed (negotiable). This space offers a great space for many business types including : Professional offices, Salon / Spa, Chiropractic etc.

- Location Offers High traffic visibility.
- Entire floor available with private entrance.
- Included kitchenette and private bathroom
- Prominent Signage opportunities.

Building SqFt	2,882 SqFt
Year Built	1957
Zoning Type	Commercial
County	Mason
Frontage	153.00 Ft
Lot Size (acres)	1.12
Cooling Type	Mini-Split



JAE EVANS

Broker

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License #: 27174



JAE Evans Real Estate

14205 SE 36th ST
Bellevue WA, WA 98006

Office: 425-321-2151
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Suite C	--	\$ 13.00 SF/Yr	NNN	1,398 SF	Negotiable



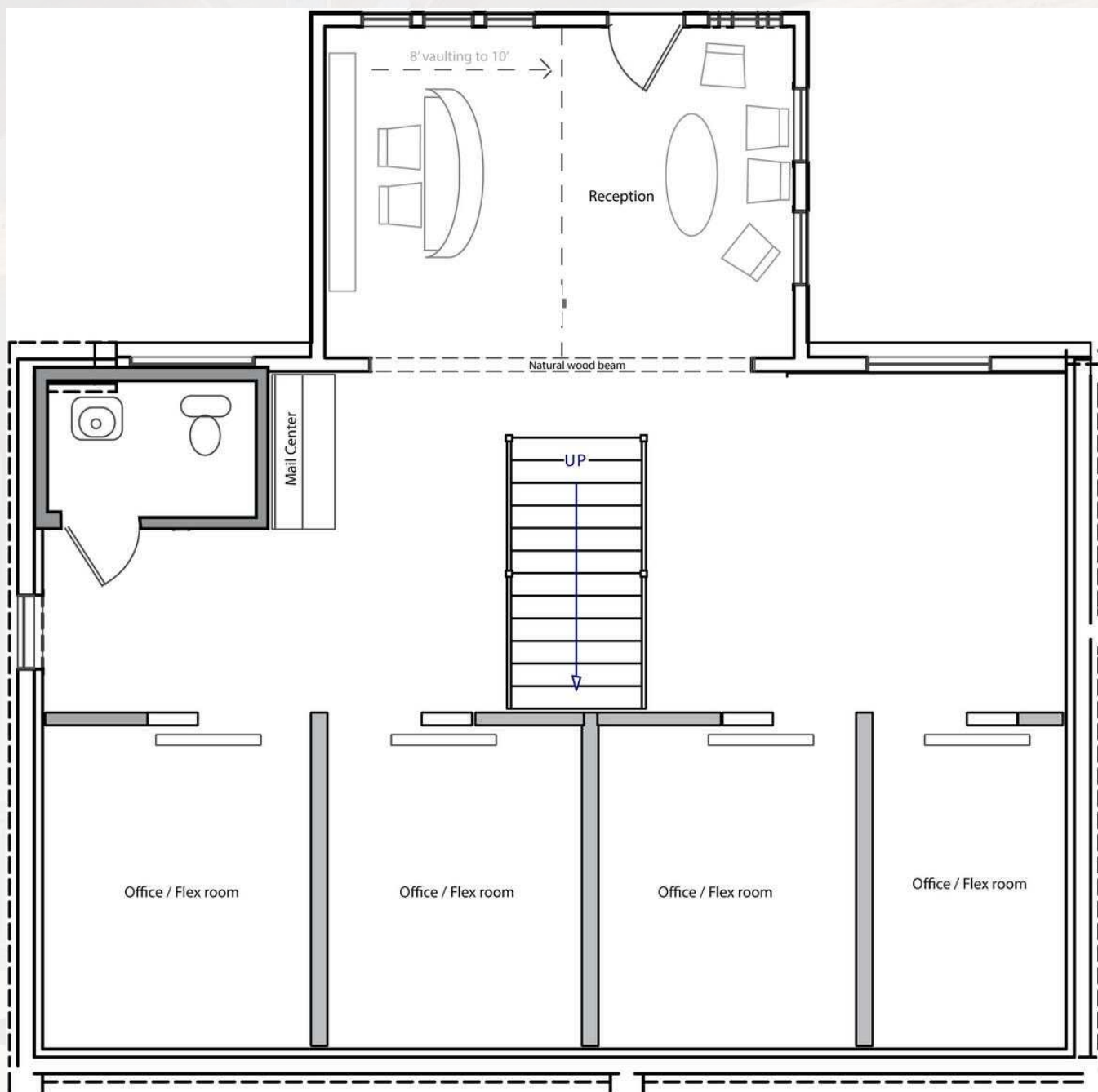
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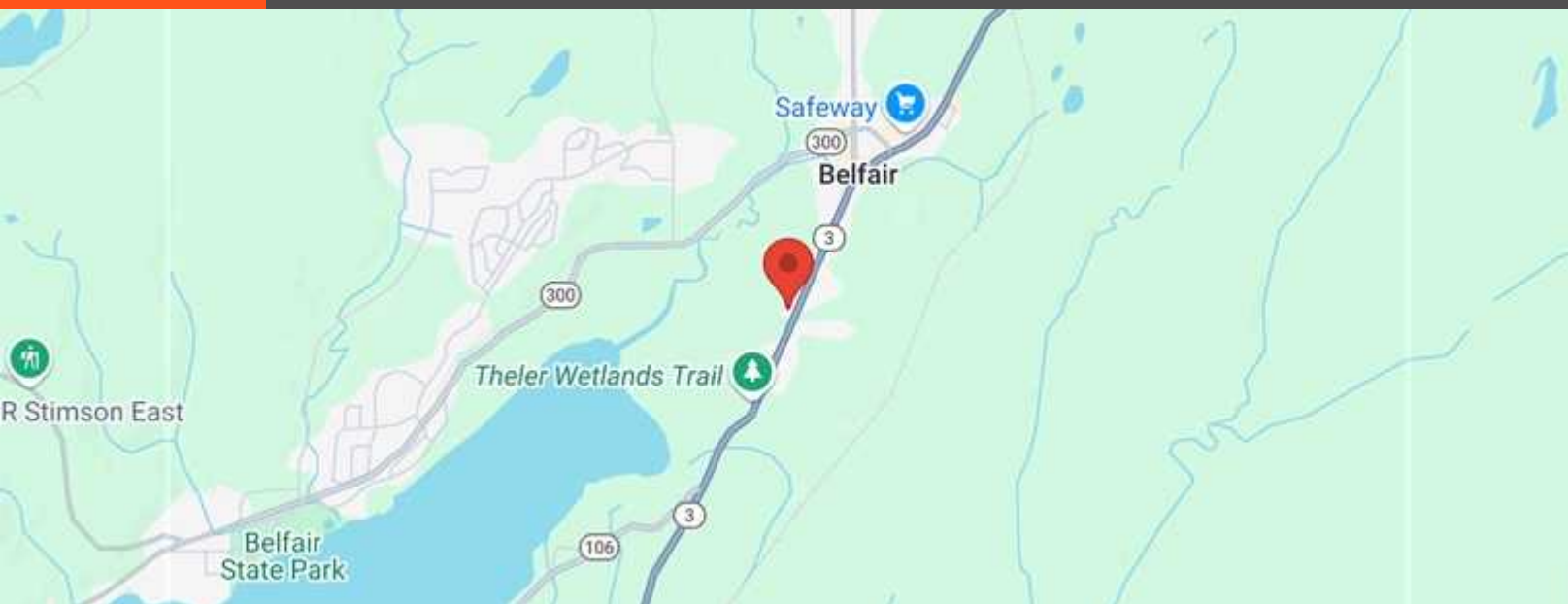
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	850	4,556	8,676
2010 Population	993	5,661	11,778
2024 Population	1,178	6,400	13,344
2029 Population	1,419	6,935	13,984
2024-2029 Growth Rate	3.79 %	1.62 %	0.94 %
2024 Daytime Population	1,527	5,564	10,442

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	28	134	237
\$15000-24999	2	40	121
\$25000-34999	19	113	173
\$35000-49999	37	221	459
\$50000-74999	197	564	985
\$75000-99999	50	267	614
\$100000-149999	78	461	1,103
\$150000-199999	24	276	871
\$200000 or greater	24	174	502
Median HH Income	\$ 64,988	\$ 78,966	\$ 97,112
Average HH Income	\$ 88,903	\$ 105,181	\$ 119,372

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	346	1,655	3,296
2010 Total Households	401	2,037	4,542
2024 Total Households	459	2,249	5,066
2029 Total Households	564	2,461	5,330
2024 Average Household Size	2.53	2.79	2.6
2024 Owner Occupied Housing	317	1,751	4,214
2029 Owner Occupied Housing	330	1,843	4,407
2024 Renter Occupied Housing	142	498	852
2029 Renter Occupied Housing	235	618	923
2024 Vacant Housing	127	457	903
2024 Total Housing	586	2,706	5,969

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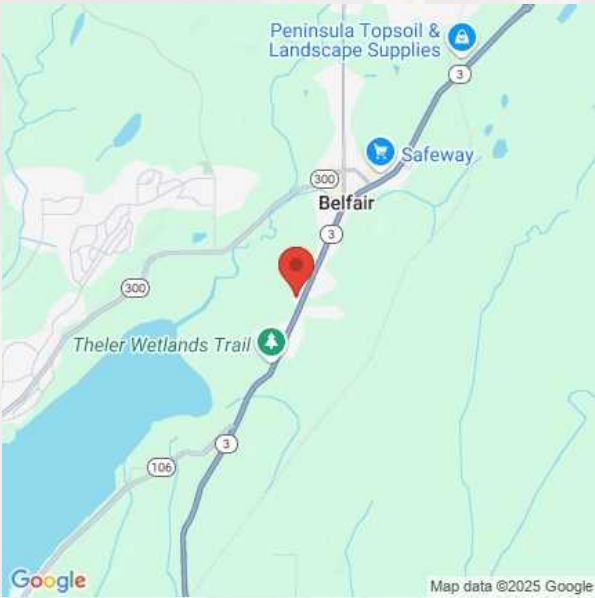
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CITY OF BELFAIR

COUNTY MASON

AREA

CITY 44.9 SQ MI

POPULATION

POPULATION 4,279



ABOUT BELFAIR

Belfair is a census-designated place in Mason County, Washington, United States. Located at the mouth of the Union River at Hood Canal, it serves as the commercial center of northern Mason County. The population of the surrounding area grows in the summertime, as the Canal and the Olympic Peninsula are popular with tourists.

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