

GRAHAM RETAIL / OFFICE BUILDING



FOR LEASE

Prime Graham Office/Retail Locations

21110 MERIDIAN EAST, GRAHAM, WA 98338

JEROME O'LEARY

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PROPERTY FEATURES

1,000 to 2,000 SF available

Vanilla shell condition

Pick your floor covering

Great signage

Good parking

Owner will work with qualified tenant on buildout

Great lease rate at \$15.00 PSF plus NNN

\$15.00

LEASE RATE (PSF + NNN)

1,000 - 2,000

AVAILABLE SF



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	5,939	55,699	128,236
2029 PROJECTION	5,762	55,355	129,864
2020 CENSUS	6,224	55,529	128,453
PROJECTED GROWTH 2024 - 2029	4,728	42,783	102,497

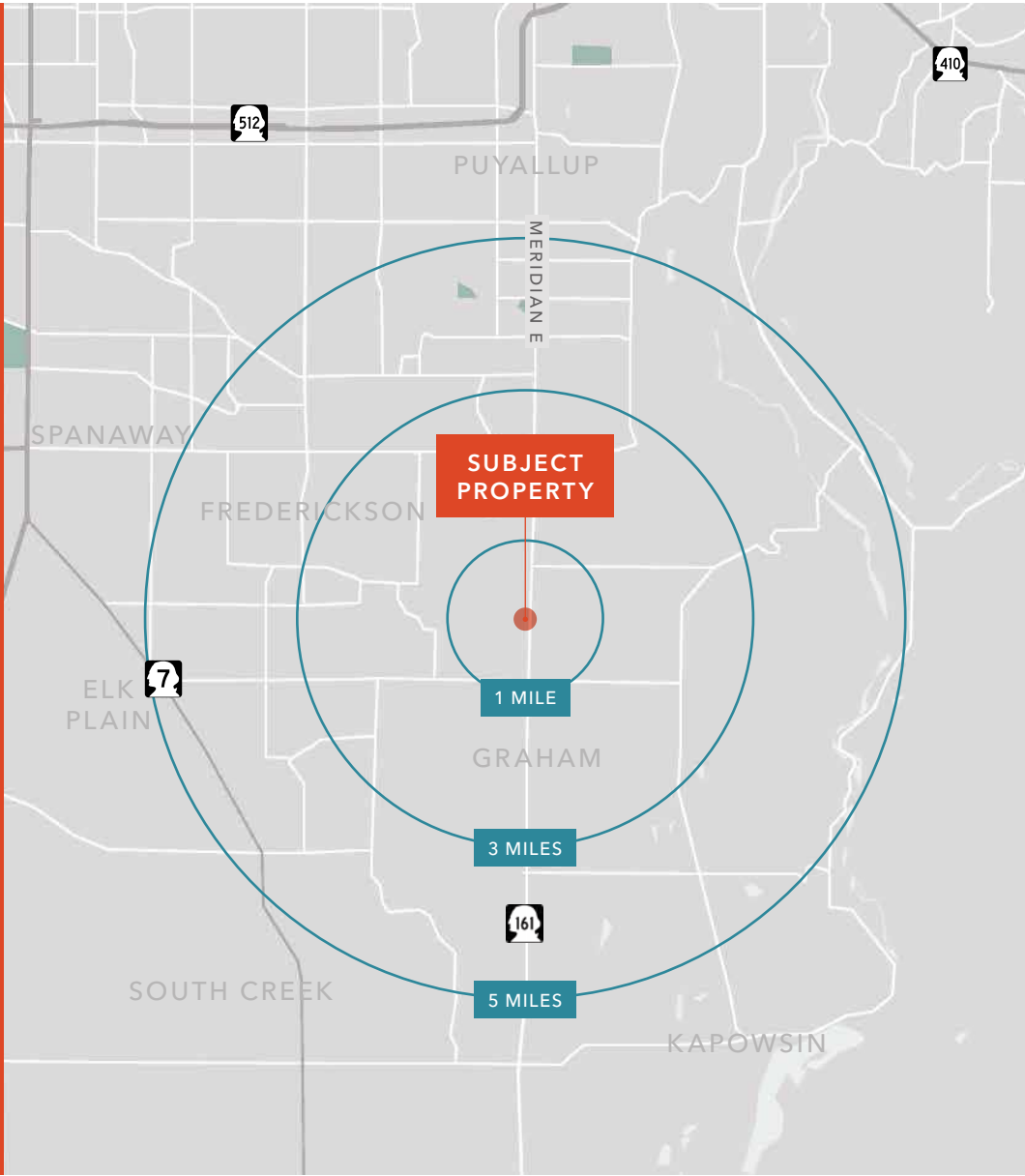
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.6	34.8	35.4
% FEMALE	50.3%	50.0%	49.9%
% MALE	49.7%	50.0%	50.1%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	2,042	18,383	43,465
2029 PROJECTED	1,992	18,370	44,229
2020 CENSUS	2,060	17,644	42,174
2024 AVERAGE HH INCOME	\$142,333	\$144,561	\$145,222
2029 PROJECTED HH INCOME	\$148,654	\$152,267	\$152,803

Data Source: ©2023, Sites USA





21110 MERIDIAN E

*For more information on
this property, please contact*

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