



AVAILABLE | RITE AID
FREE STANDING WITH DRIVE-THRU



301 E WISHKAH STREET, ABERDEEN, WA 98520

FREESTANDING BUILDING WITH REMOTE DRIVE-THRU ABERDEEN

Location

Prominent corner location on high traffic E Wishkah Street (Hwy 101). The site boasts excellent visibility, multiple access points, ample parking and two monument signs.

Building Size

16,750 SF

Overall Site

1.53 Acres (66,695 SF ±)

Opportunity

Available for Lease, Ground Lease, Build-to-Suit

Zoning

CD Downtown Commercial

Nearby Tenants

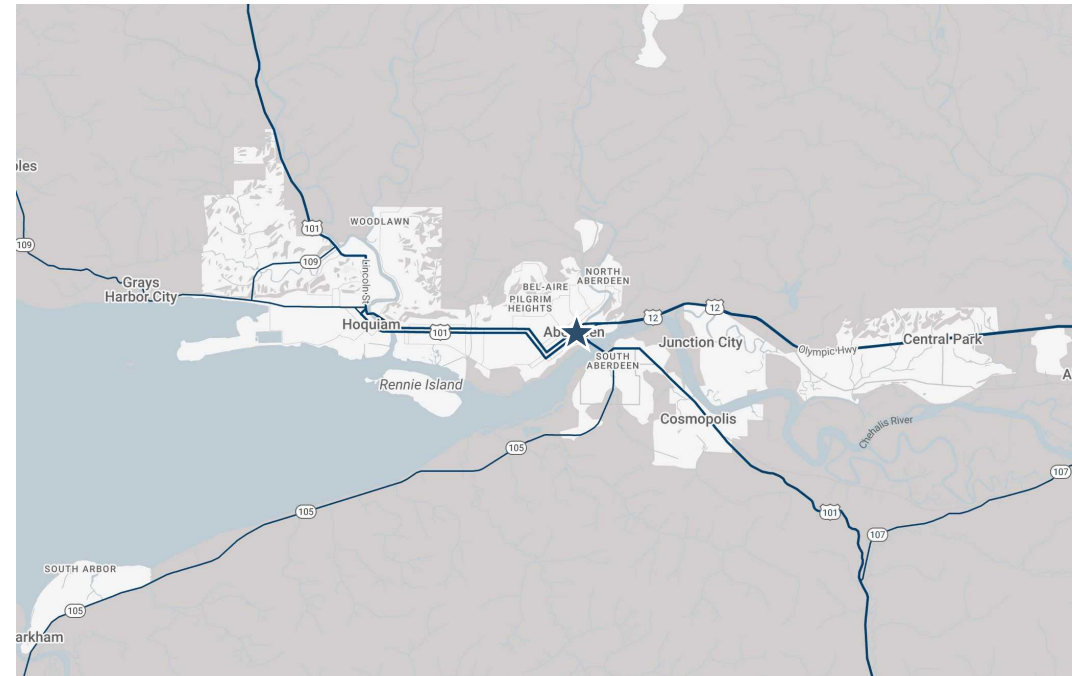
Les Schwab Tires, Arby's, Jack in the Box, Canton Café, Billy's Bar & Grill, Bank of the Pacific, Key Bank, 1st Security Bank, Twin Star Credit Union, Tesla Supercharger

Traffic Counts

High traffic block encompassing Hwy 101 & S H St & S G St:
38,005 ADT

Access

Right In Right Out Access - one ingress/egress on each block. Site surrounded by one way streets.



DEMOGRAPHICS

Data	1 Mile	3 Mile	5 Mile
2025 Population	9,497	20,692	27,830
2030 Population	9,408	20,418	27,319
2025 Households	3,685	7,991	10,915
Median HH Income	\$51,014	\$58,739	\$59,778
Avg. HH Size	3.0	3.0	3.0
Median Age	36.4	38.0	38.5
Adj Daytime Pop	7,883	18,131	23,266



BRUCE BURNS

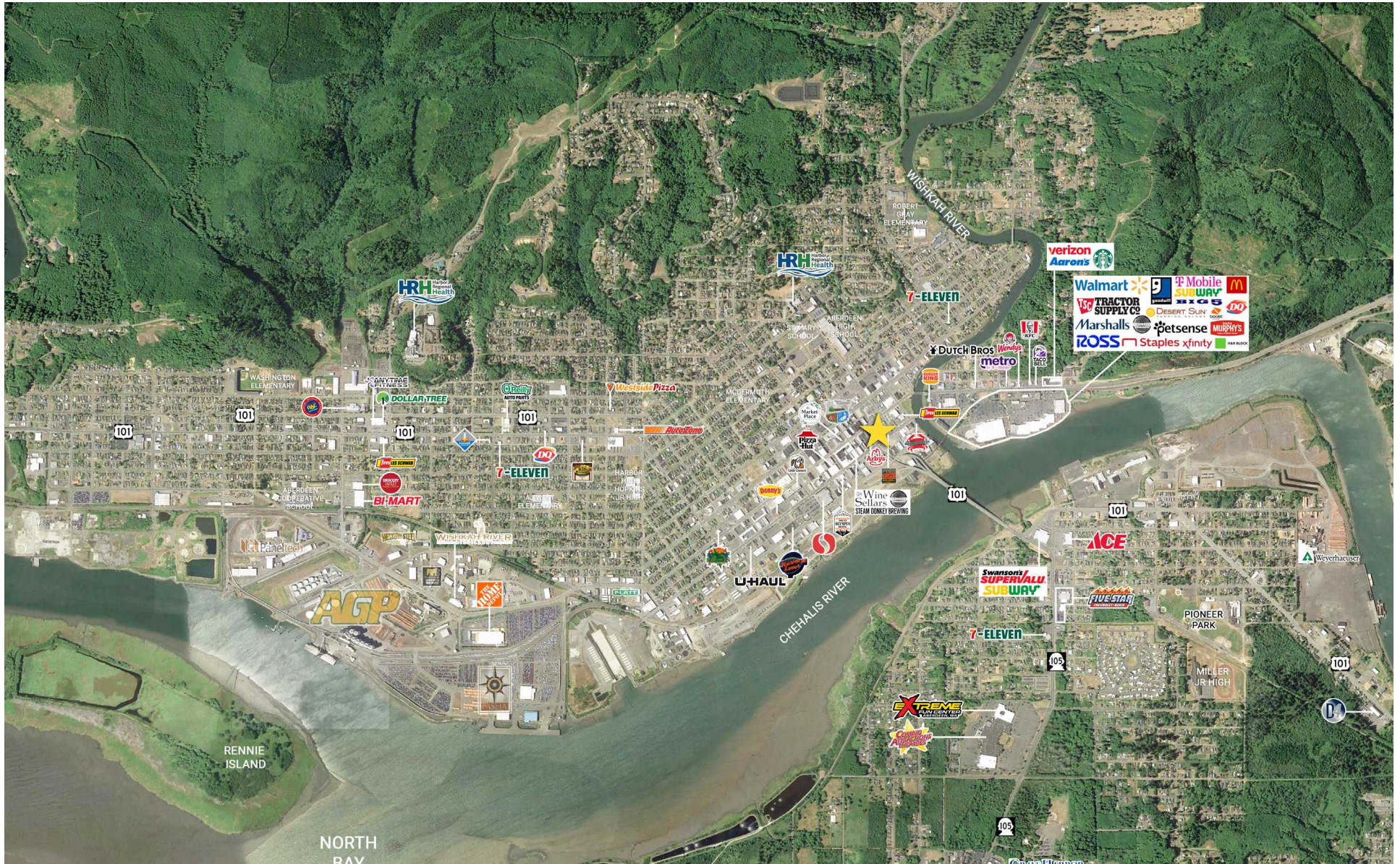
Burns & Associates Realty, Inc.
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Information contained herein has been obtained from reliable sources, but is not guaranteed. Properties are subject to change.

LACEY AERIAL



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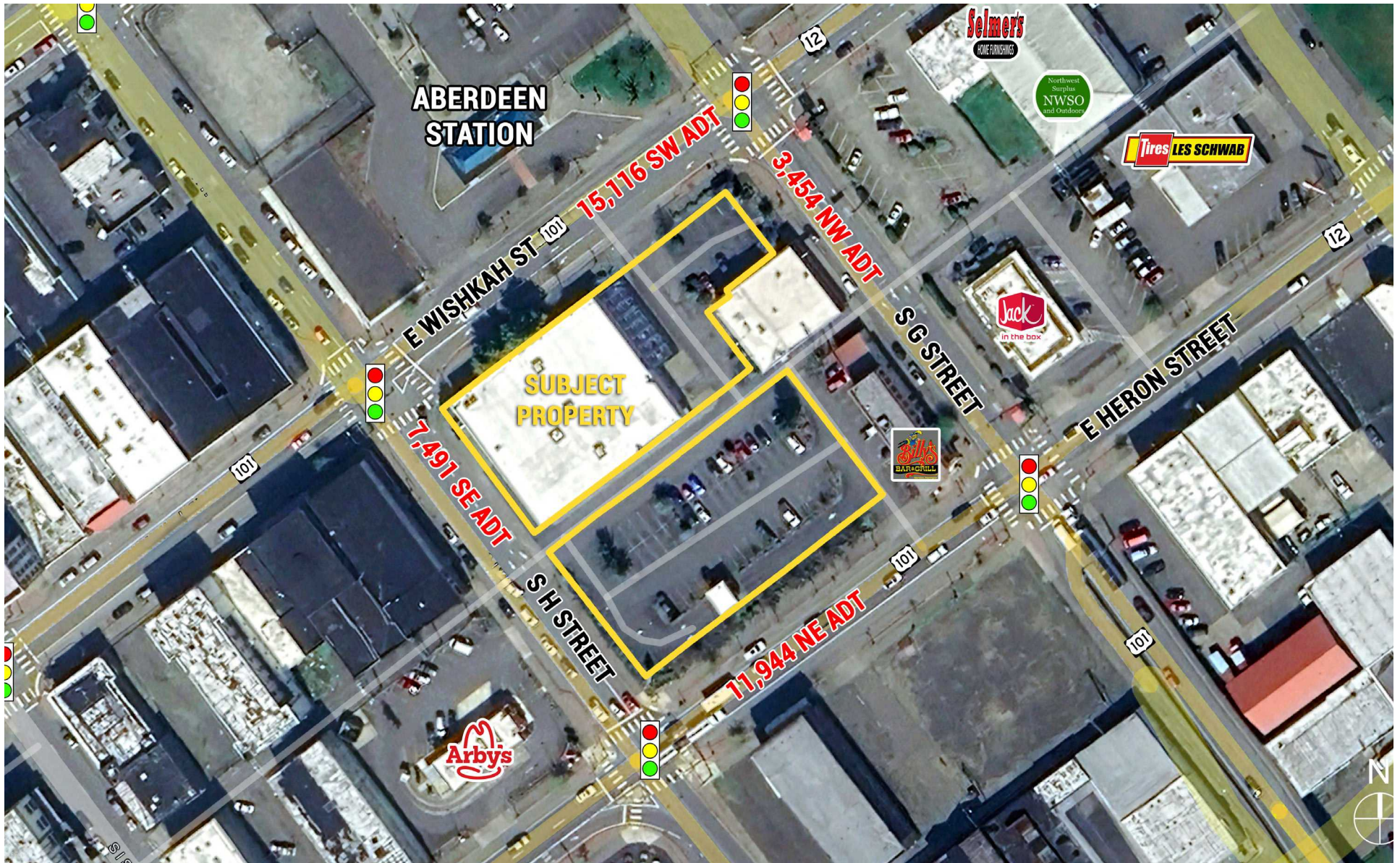
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SITE AERIAL



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