

FOR SALE OR LEASE

# FREESTANDING RETAIL BOX 27,144 SF

4014 E MARTIN WAY, OLYMPIA, WA 98506



## *Property Highlights*

27,144 SF stand-alone retail/warehouse

High visibility building on 1.98 acres on one of East Olympia's busiest arterials

Well located on heavily traveled Martin Way within ¼ mile from I-5 interchange

65 parking stalls with easy access to I-5

Ceiling Heights 14'6" throughout with 18' in showroom.

4 loading docks with 3 driveways for access

Listed for lease at \$15 PSF + NNN

Listed for sale at \$6,200,000

**RYAN HADDOCK**

360.596.9151

ryan.haddock@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## FOR LEASE

### POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	8,938	67,565	168,451
2028 PROJECTION	9,097	68,469	172,936
2020 CENSUS	8,759	65,897	163,510
PROJECTED GROWTH 2023 - 2028	0.4%	0.3%	0.5%

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	3,902	27,609	68,578
2028 PROJECTED	3,948	27,709	69,676
2020 CENSUS	3,904	26,803	65,630
GROWTH 2023 - 2028	0.2%	-	0.3%

### INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$83,202	\$114,052	\$115,706
2028 PROJECTED HH INCOME	\$88,499	\$123,493	\$123,370
ANNUAL CHANGE 2023 - 2028	1.3%	1.7%	1.3%

### EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	953	3,113	7,057
TOTAL EMPLOYEES	10,640	31,126	67,893
WHITE COLLAR WORKERS	61.3%	64.2%	65.7%
BLUE COLLAR WORKERS	38.7%	35.8%	34.3%

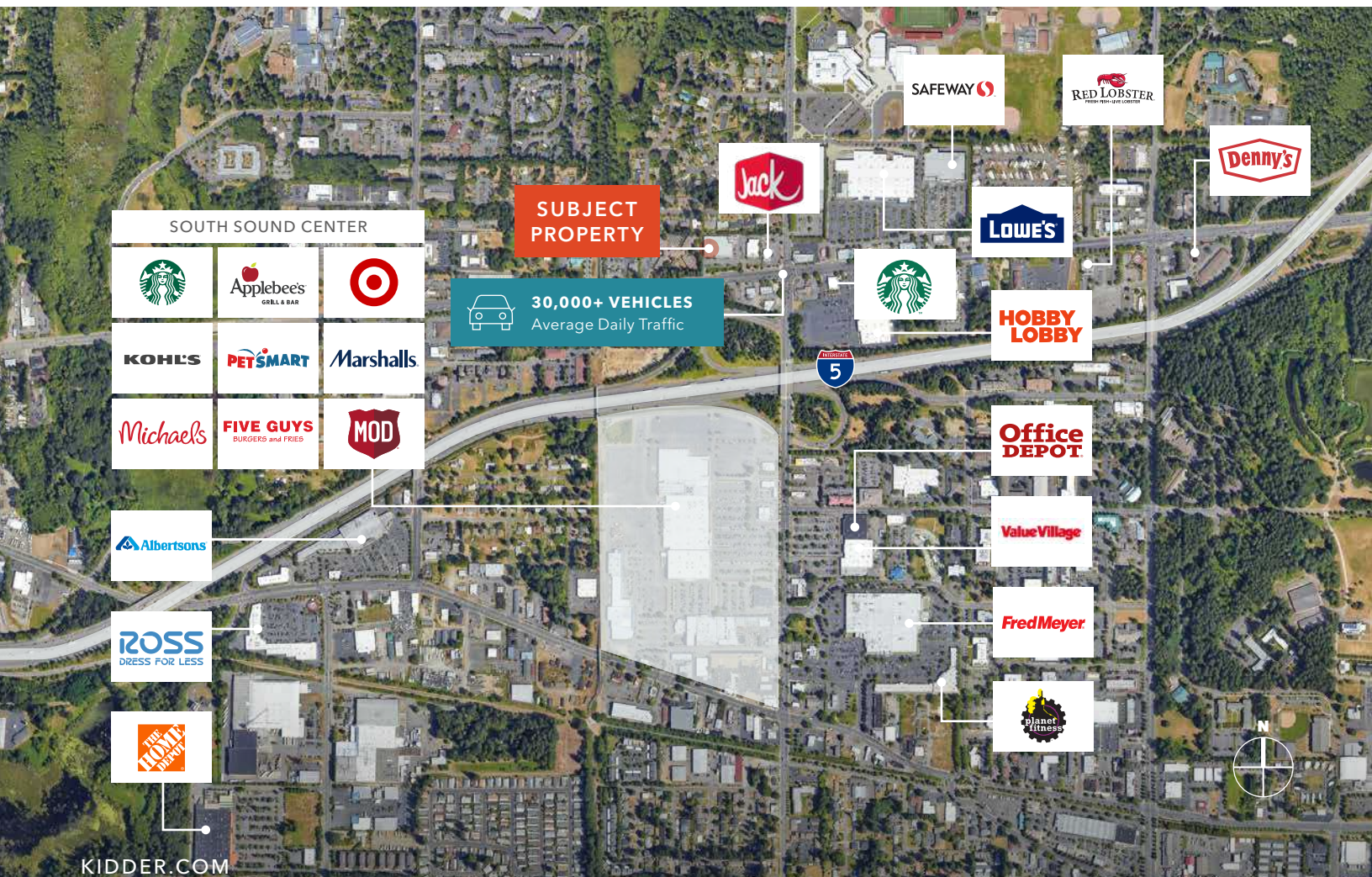


### KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

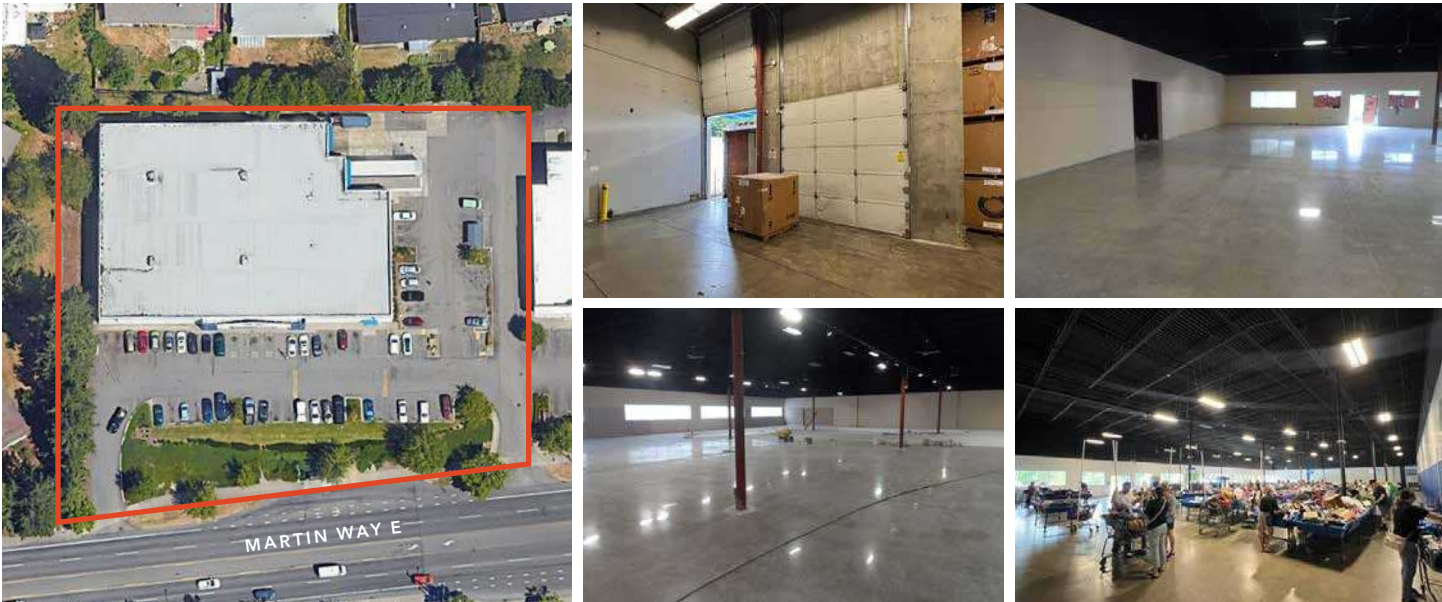


FOR LEASE



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





Pictures taken by SH&H Valuation and Consulting

