



# 975 ROSS AVENUE

*9,413 SF Retail  
Space Available  
for Lease*

975 ROSS AVE  
DUPONT, WA 98327

**DON WHITTLES**

Senior Vice President  
253.208.2257  
don.whittles@kidder.com

**BLAKE WEBER**

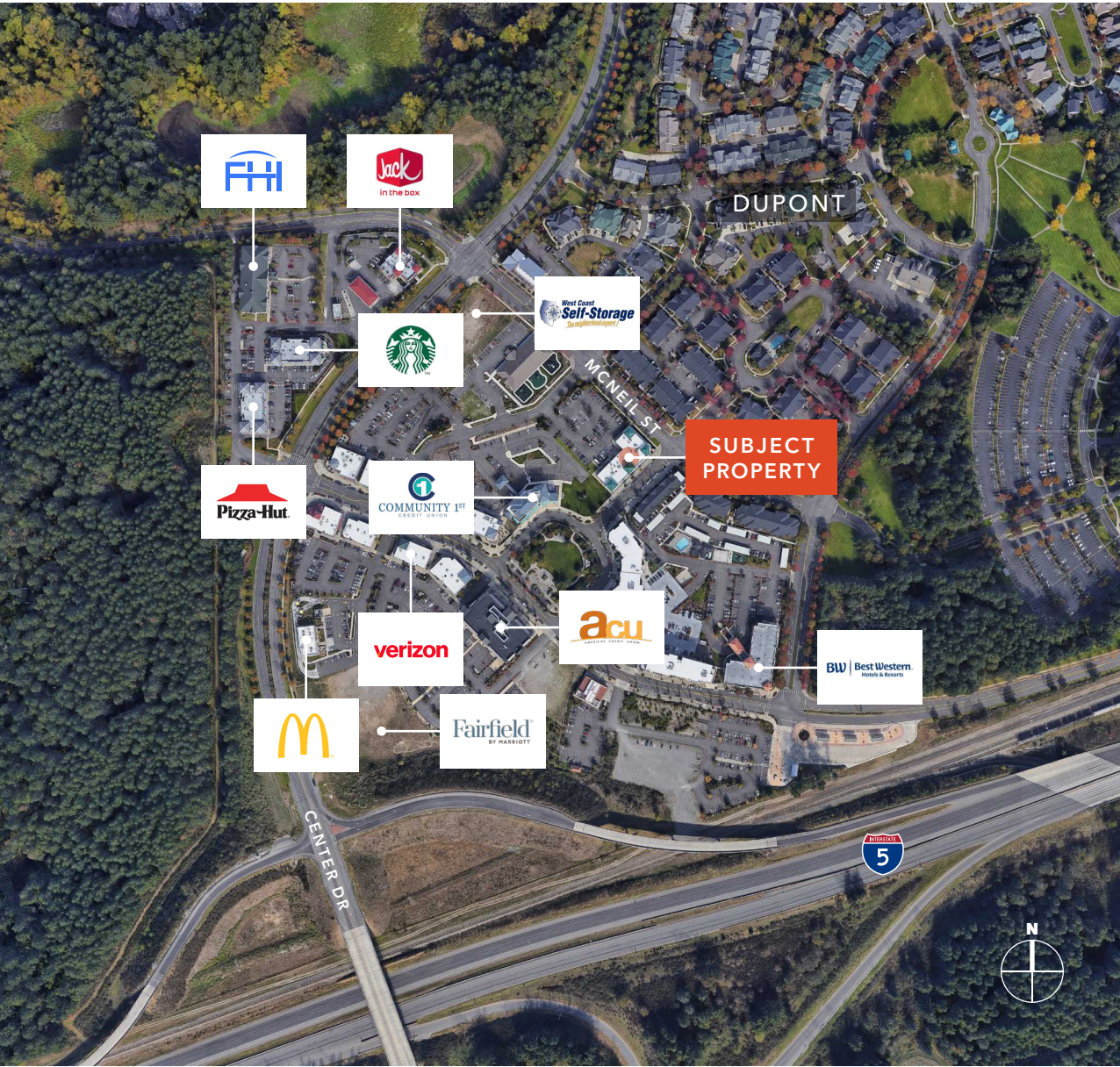
Senior Vice President  
206.898.1231  
blake.weber@kidder.com

**TIM WEBER**

Executive Vice President  
206.650.0391  
tim.weber@kidder.com

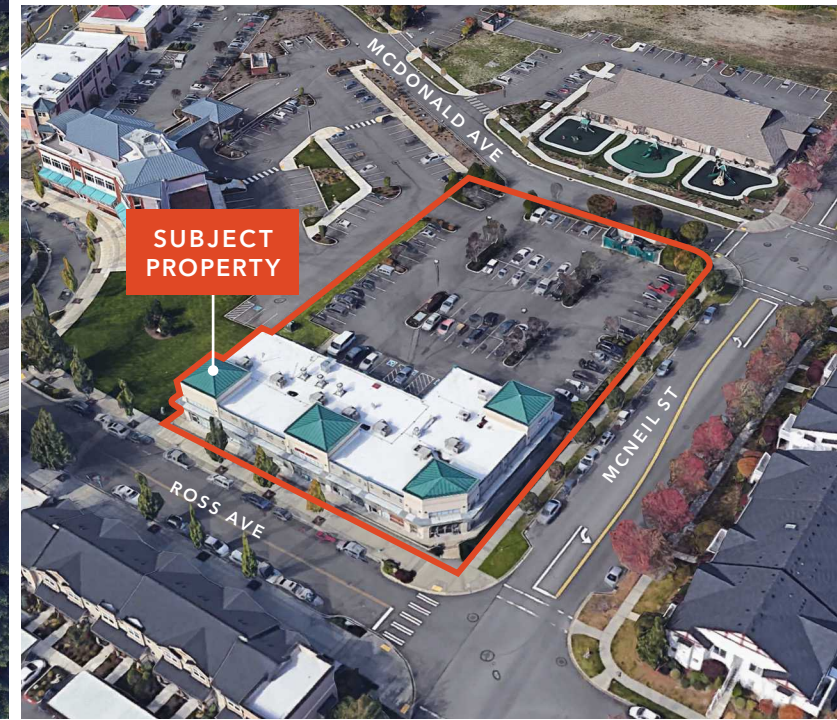
**KIDDER.COM**





## Retail Space Available for Lease

AVAILABLE	9,413 SF (can be demised)
PARKING	66 Parking Stalls/7:1000 SF Parking Ratio
SIGNAGE	Available signage on building exterior
LEASE RATE	\$24-\$28/SF + NNN



# FLOOR PLAN

**9,413 SF**

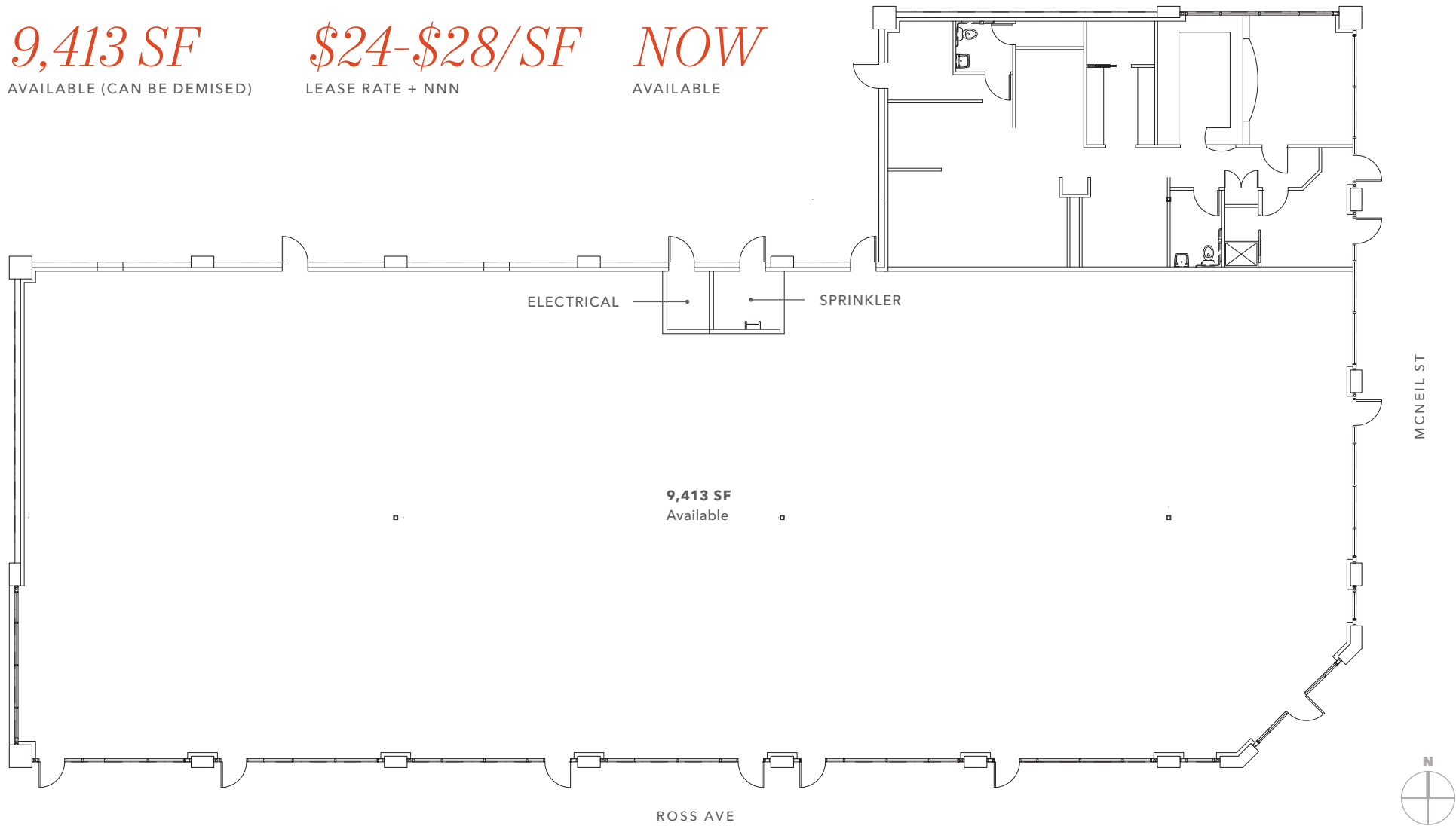
AVAILABLE (CAN BE DEMISED)

**\$24-\$28/SF**

LEASE RATE + NNN

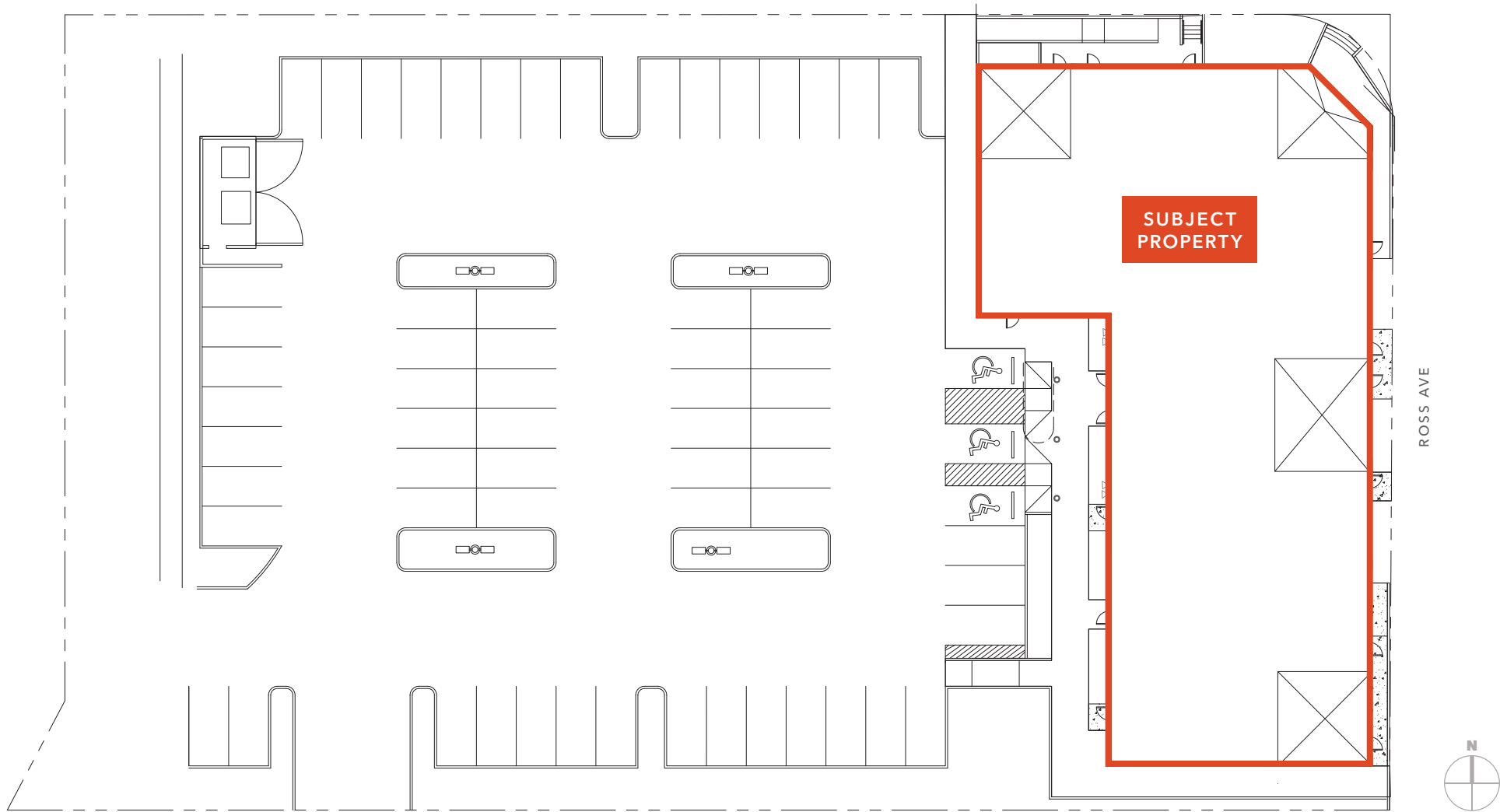
**NOW**

AVAILABLE



# SITE PLAN

MCNEIL ST



# HIGHLY- ACCESSIBLE LOCATION

Close to Joint Base Lewis-McChord (JBLM),  
Olympia, Lacey, Tacoma, and Lakewood

Conveniently located near Interstate 5

Easy for visitors to locate

*16 MIN*  
OLYMPIA

*17 MIN*  
LAKEWOOD



# DEMOGRAPHICS

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,991	15,842	27,798
2020 CENSUS	4,795	21,651	38,419
2024 ESTIMATED	4,878	21,525	38,822
2029 PROJECTED	5,105	21,483	38,686

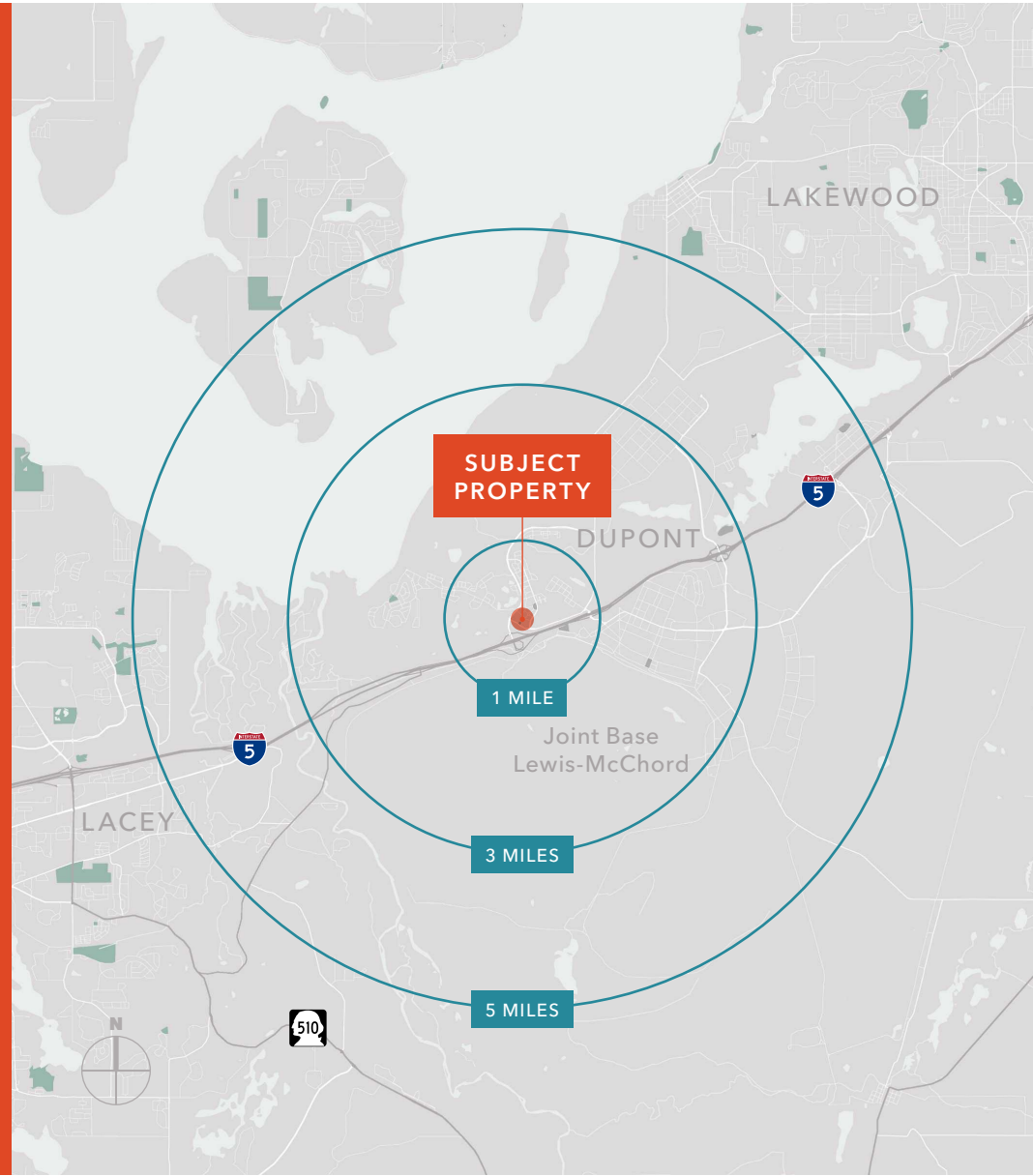
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.2	27.3	29.0
% FEMALE	50.9%	40.3%	40.9%
% MALE	49.1%	59.7%	59.1%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$107,048	\$100,713	\$91,053
2029 MEDIAN PROJECTED	\$109,581	\$103,623	\$93,426
2024 AVERAGE	\$125,997	\$120,311	\$115,448
2029 AVERAGE PROJECTED	\$130,299	\$125,248	\$120,326

Data Source: ©2024, Sites USA





## 975 ROSS AVE

*For more information on  
this property, please contact*

**DON WHITTLES**  
Senior Vice President  
253.208.2257  
don.whittles@kidder.com

**BLAKE WEBER**  
Senior Vice President  
206.898.1231  
blake.weber@kidder.com

**TIM WEBER**  
Executive Vice President  
206.650.0391  
tim.weber@kidder.com

[KIDDER.COM](https://www.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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

