

# FOR LEASE

1585 McNeil Street  
Dupont, WA 98327



## FORMER ACE HARDWARE

Justin Holmes | Josh Parnell | Lucy Malone

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

# 1585 MCNEIL STREET

8,651 SF \$24.00 + NNN  
 (PLUS ADDITIONAL 2,238 SF OUTDOOR SPACE)

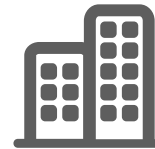
- **Large employment base** in the immediate area with Joint Base Lewis-McChord, State Farm, and new Amazon Fulfillment Center
- **1/2 mile from JBLM**, which has a daytime population of 50,225 and supports over 178,000 (and growing) military families and retirees living both on and off post
- **High visibility:** Located on a corner lot (McNeil Street and Center Drive), potentially attracting more foot traffic or customer visibility for a business.
- **Easy access:** Located near major roads, potentially offering convenient access for customers or residents in the surrounding area.



Population



Average HH Income

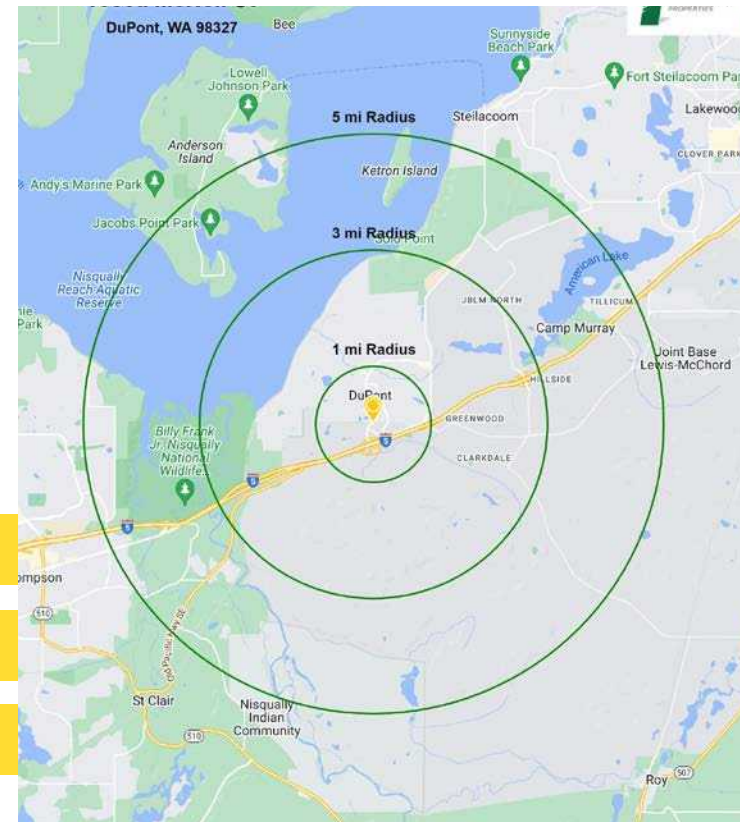


Daytime Population

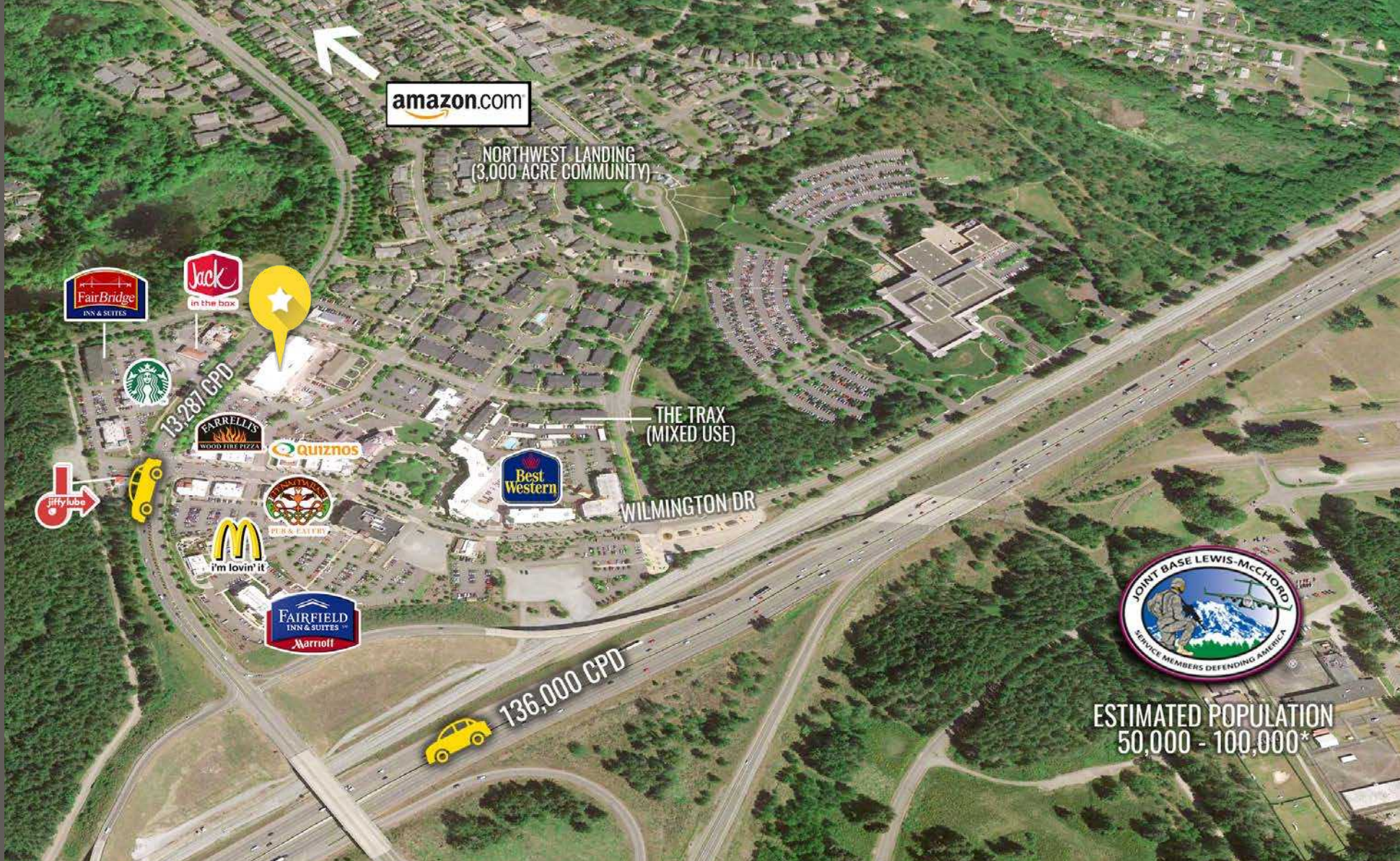
Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	4,989	\$127,516	3,217
Mile 3	20,800	\$121,840	6,292
Mile 5	39,549	\$116,600	13,323

# NEARBY TENANTS



LOCATION DETAILS



Located near JBLM with an estimated population ranging from 50k - 100k\*



Easy access to I-5 off of Center Drive



136,000 CPD Interstate 5



13,287 CPD Center Drive

\*Source: <https://cityoflakewood.us>



LOCATION DETAILS

15 MINUTES TO LACEY

15 MINUTES TO LAKEWOOD

LAKEWOOD

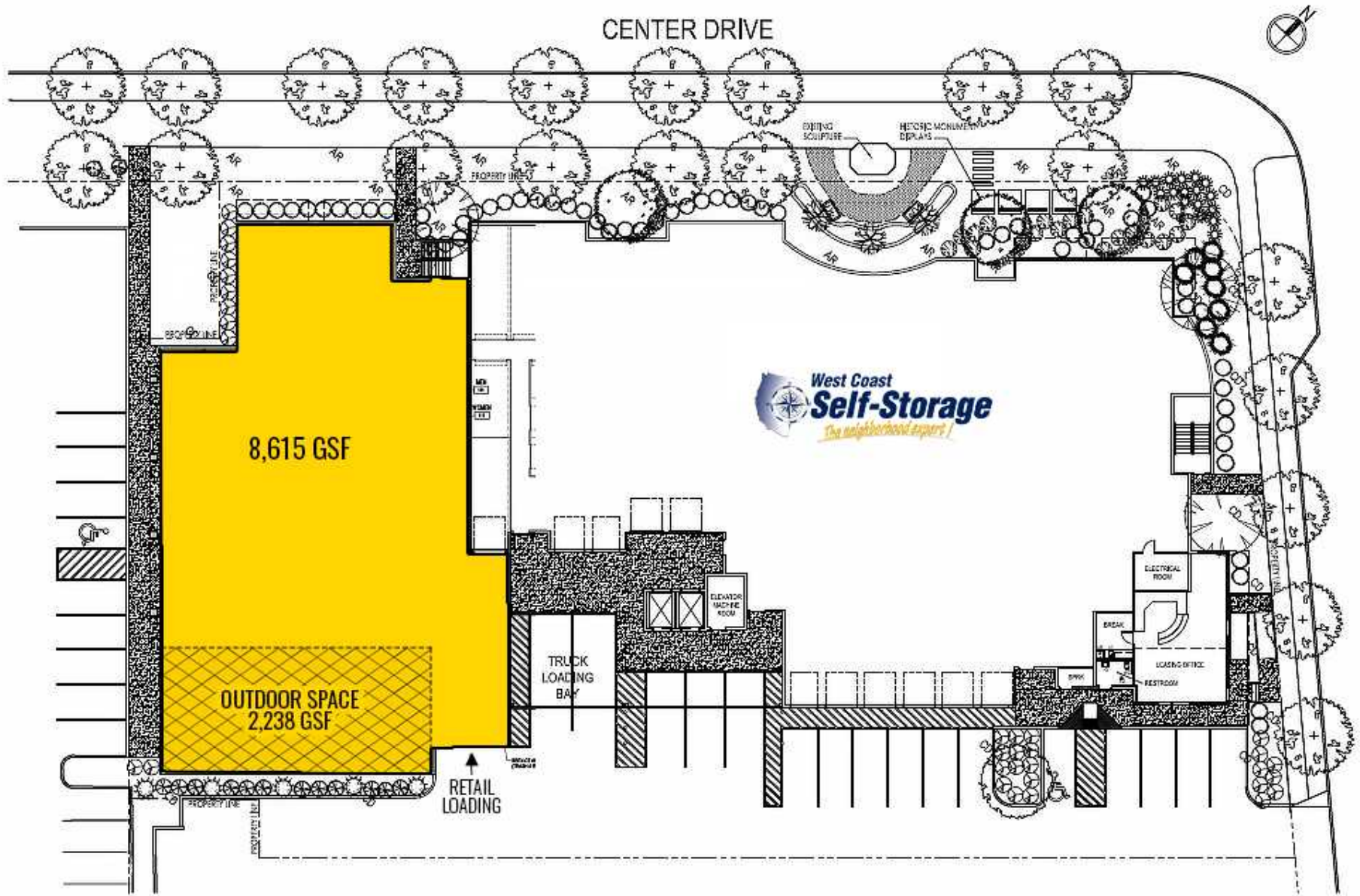
DUPONT



Joint Base Lewis-McChord has an active population of 100,000+ inhabitants, making it the 4th largest military installment worldwide.  
*\*Source: <https://cityoflakewood.us>*



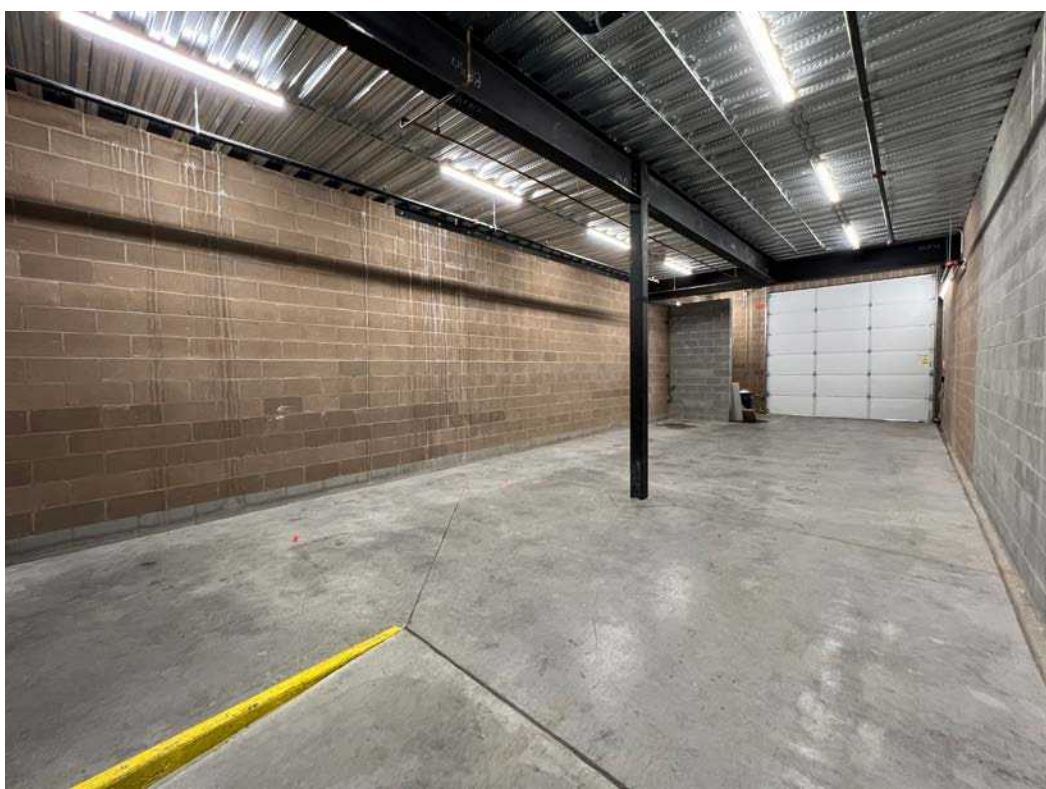
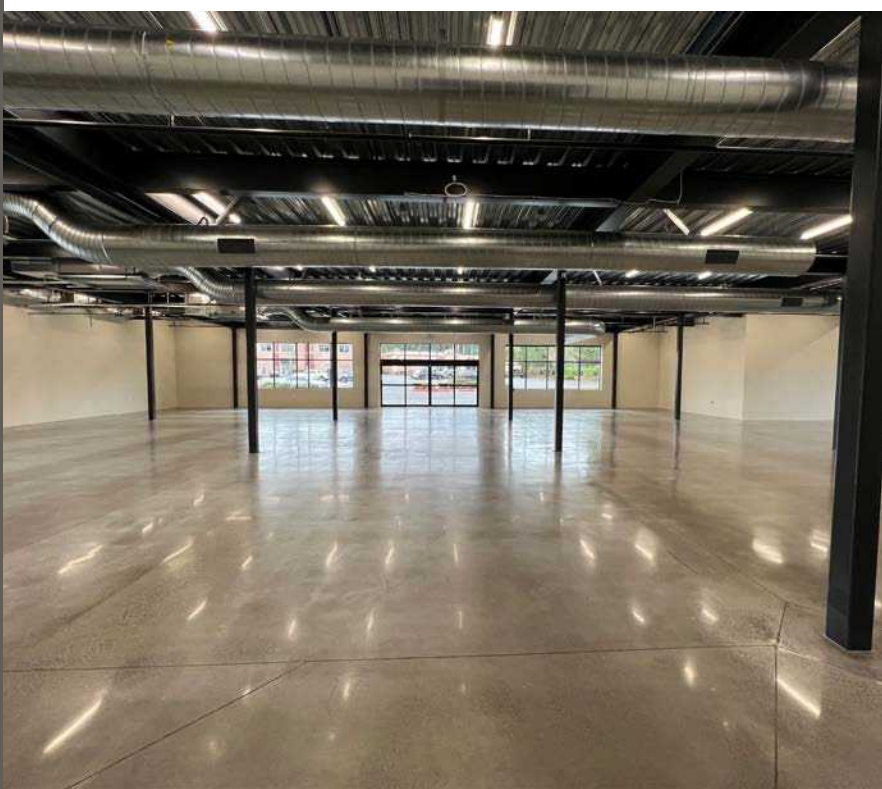
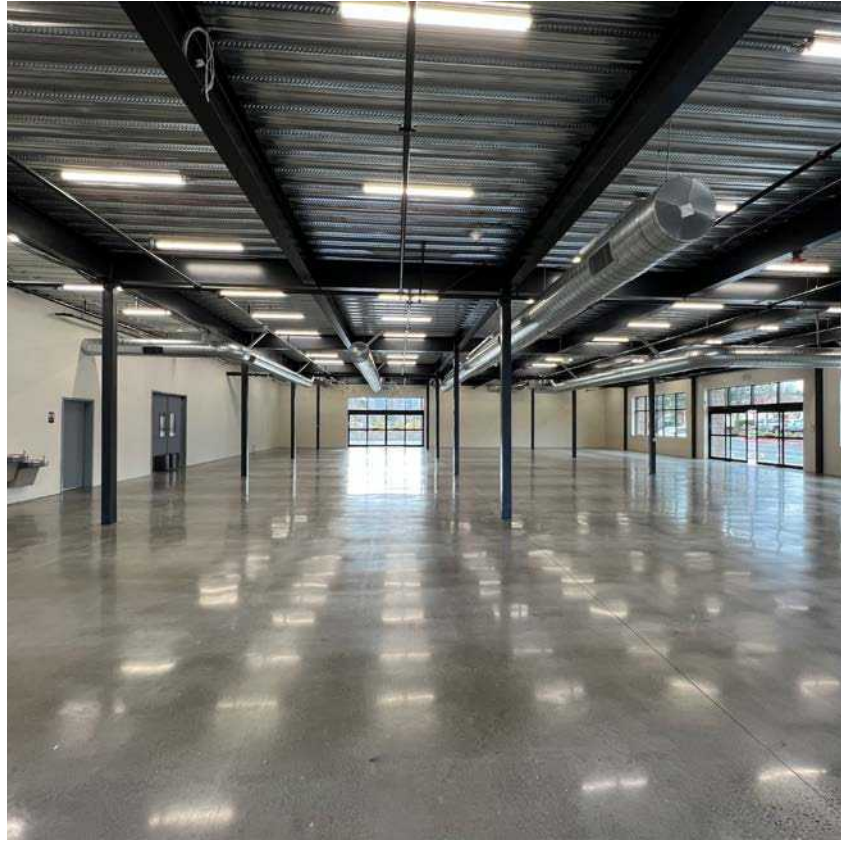
# SITE PLAN



EXTERIOR PHOTOS




INTERIOR PHOTOS




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

**JUSTIN HOLMES**

 253.447.2282


 [justin@firstwesternproperties.com](mailto:justin@firstwesternproperties.com)


**JOSH PARNELL**

 253.284.3630

 [josh@firstwesternproperties.com](mailto:josh@firstwesternproperties.com)

**LUCY MALONE**

 253.284.3634

 [lucy@firstwesternproperties.com](mailto:lucy@firstwesternproperties.com)

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

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