

FREDERICKSON LANDING

FOR LEASE | FOR SALE | BUILD TO SUIT

17200 Canyon Road E, Puyallup, WA



PROPOSED
LOT 4
AVAILABLE
47,373 SF

PROPOSED
LOT 3
AVAILABLE
45,289 SF

PROPOSED
LOT 2
AVAILABLE
42,839 SF

PENDING QSR



Presented by Justin Holmes & Jameson Sullivan

Owned By



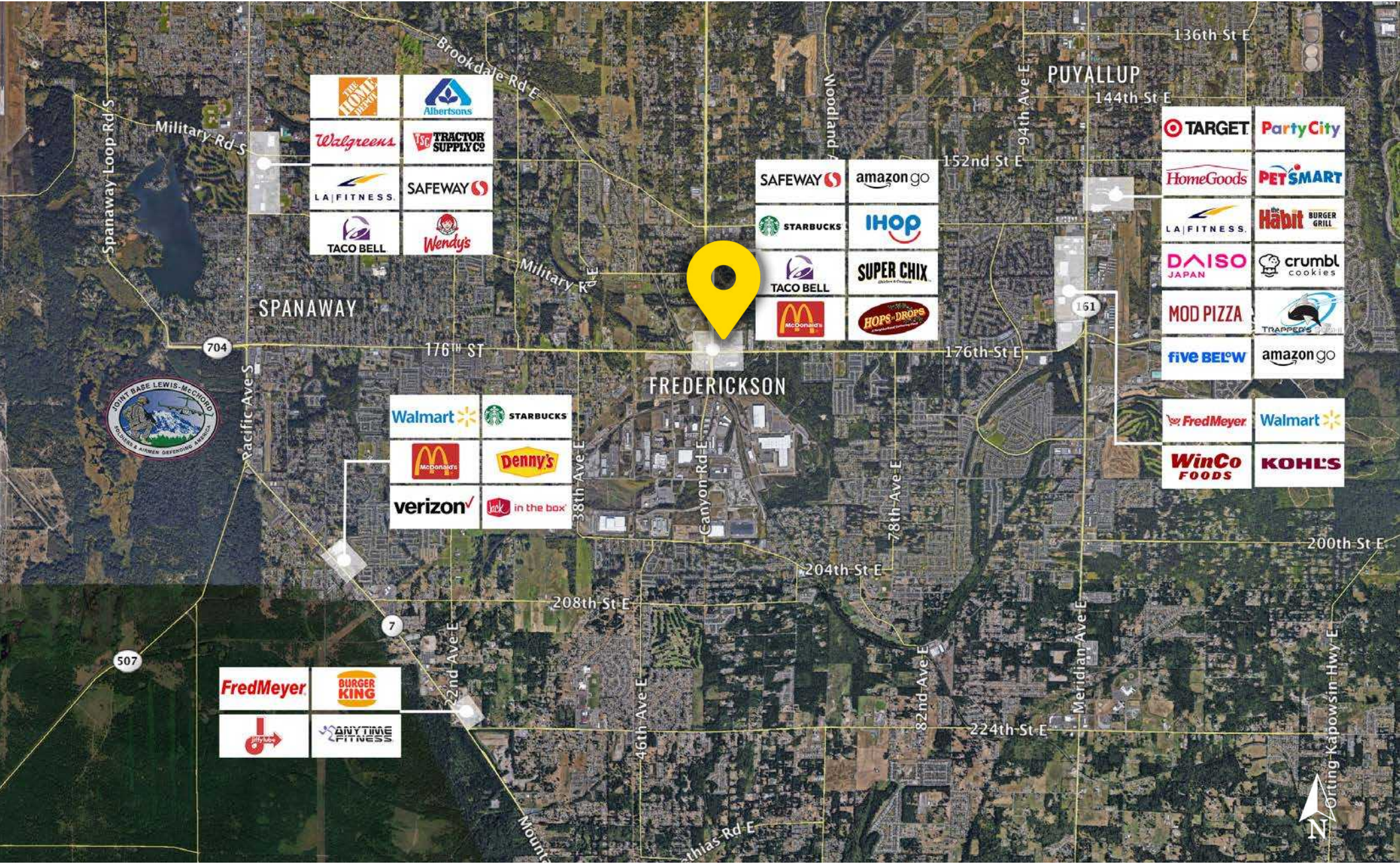
LOCATION AERIAL



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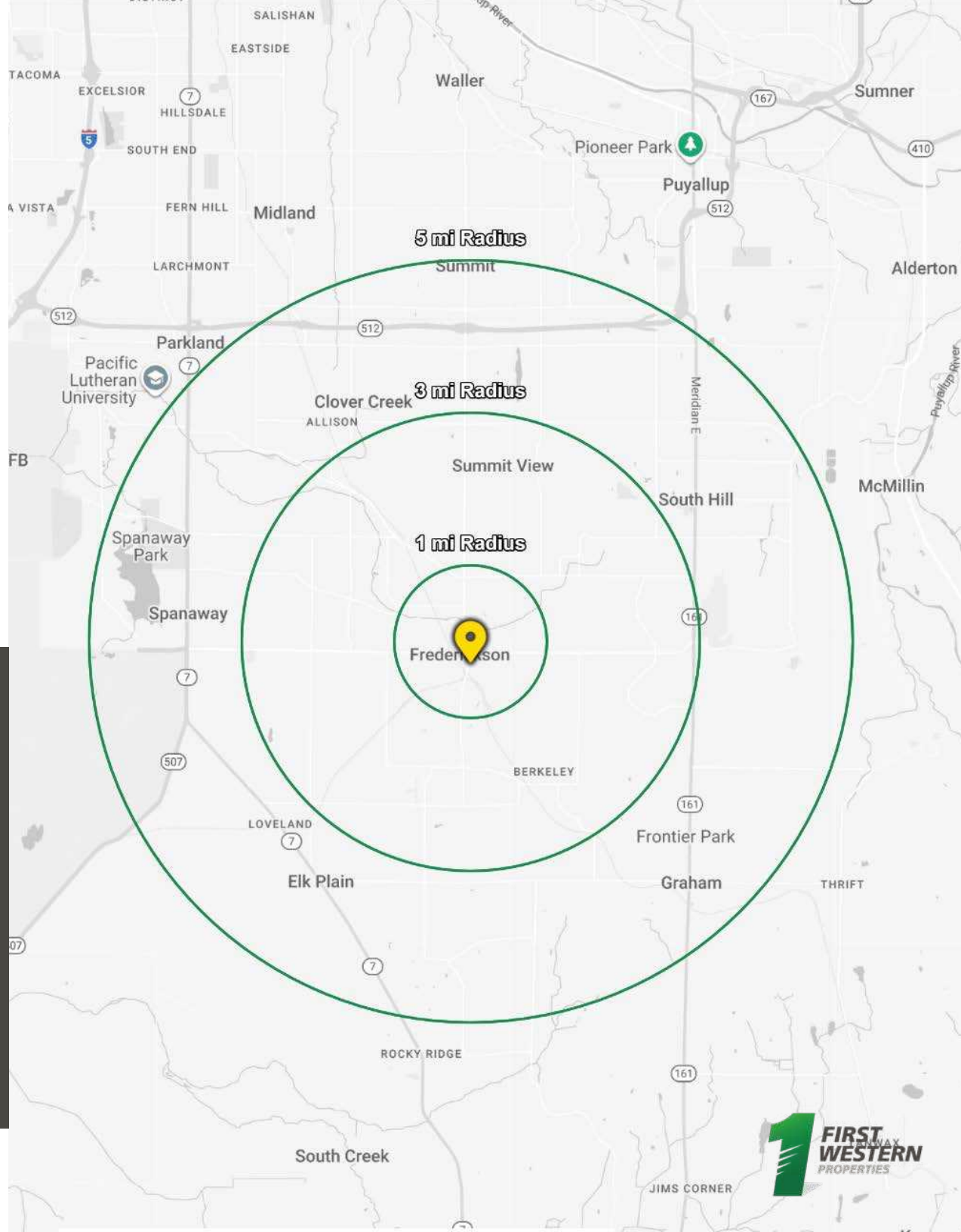
TRADE AREA DESCRIPTION

The Frederickson trade area captures a diverse and rapidly evolving market in southeastern Pierce County, positioned between Puyallup, South Hill, Spanaway, and Tacoma. At its core, the 1-mile radius is characterized by a dense mix of residential neighborhoods, established commercial nodes, and growing consumer demand for everyday goods and services. Expanding outward, the 3-mile ring encompasses a broader suburban population base supported by high household incomes and strong residential growth, driven in part by local employment and easy access to regional employment centers. The 5-mile radius integrates a wider commuter and industrial influence, including significant employment from manufacturing and logistics businesses that bolster daytime populations.

This layered market exhibits a compelling blend of stable homeownership, robust household incomes above county averages, and increasing retail demand, making Frederickson and its surrounding trade area highly attractive for retail, service, and convenience-oriented users.

TRADE AREA DEMOGRAPHICS


	1 MILE	3 MILE	5 MILE
POPULATION	4,779	86,801	196,924
DAYTIME POP.	3,072	31,327	84,661
AVG HOUSEHOLD INCOME	\$120,779	\$139,327	\$134,286
NO. OF HOUSEHOLDS	1,649	28,653	68,525
LABOR FORCE	18,547	45,560	87,794
COLLEGE EDUCATION +	658	15,168	32,021







RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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