

McKenna Old Mill Town

9020 351st St S, Roy, WA 98580

For Land Lease/Build to Suit



PROPERTY HIGHLIGHTS

- Two Tax Parcels
4001590040 & 4001590050
- Combined 5 +/- Acres
- Current Zoning – R10 / RAC
- However, is vested under an existing PDD with an old Pierce County RAC Zoning
- Lease Rates negotiable
- Land Lease or BTS
- Call for more details

RETAIL TRADE AREA INFORMATION AND TRAFFIC DATA

Primary –
5-minute drive time – 20,000 +/-

Secondary –
10-minute plus commute – over
100,000 +/-

Traffic Counts –
41,400 +/- EDT



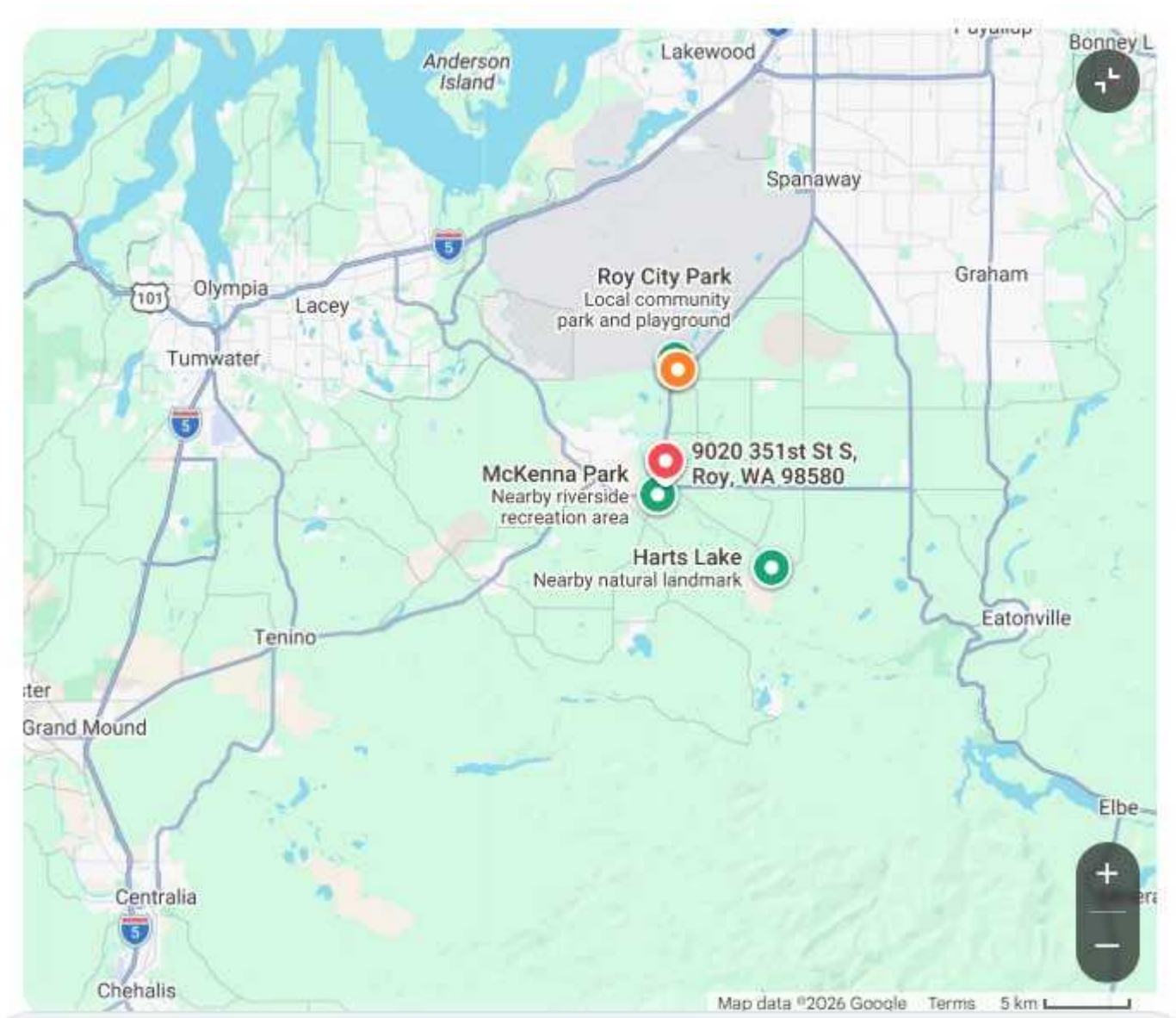
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McKenna Old Town is located in rural Pierce County neighbored by the City of Yelm and Joint Base Lewis-McChord. This key location provides services to a large rural demographic and has steady commuter traffic as well as the local traffic. This site has a vested Planned Development District “PDD”. This allows for flexible commercial uses. Perfect for QSR (Quick Service Retail), strip retail, office and equipment sales and repair.



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