

FOR LEASE

# LAKEWOOD PROFESSIONAL

7504 86TH ST SW, LAKEWOOD WA 98498

CHIROPRACTIC

KIDDER.COM

 Kidder  
Mathews



## PROPERTY HIGHLIGHTS

Former Medical Office Buildout - would convert well to Professional Office or Retail uses

Centrally Located between University Place and Lakewood, on the north end of Lake Steilacoom

Proximity to Lakewood Town Center, JBLM, & Historic Downtown Steilacoom

**4,500**

AVAILABLE SF

**±1,500**

DIVISIBLE SF

**\$18.00**

ASKING RATE (SF/NNN)





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	12,240	86,674	187,518
2020 CENSUS	13,258	95,307	210,564
2025 ESTIMATED	12,956	93,336	209,629
2030 PROJECTED	12,723	91,637	208,126

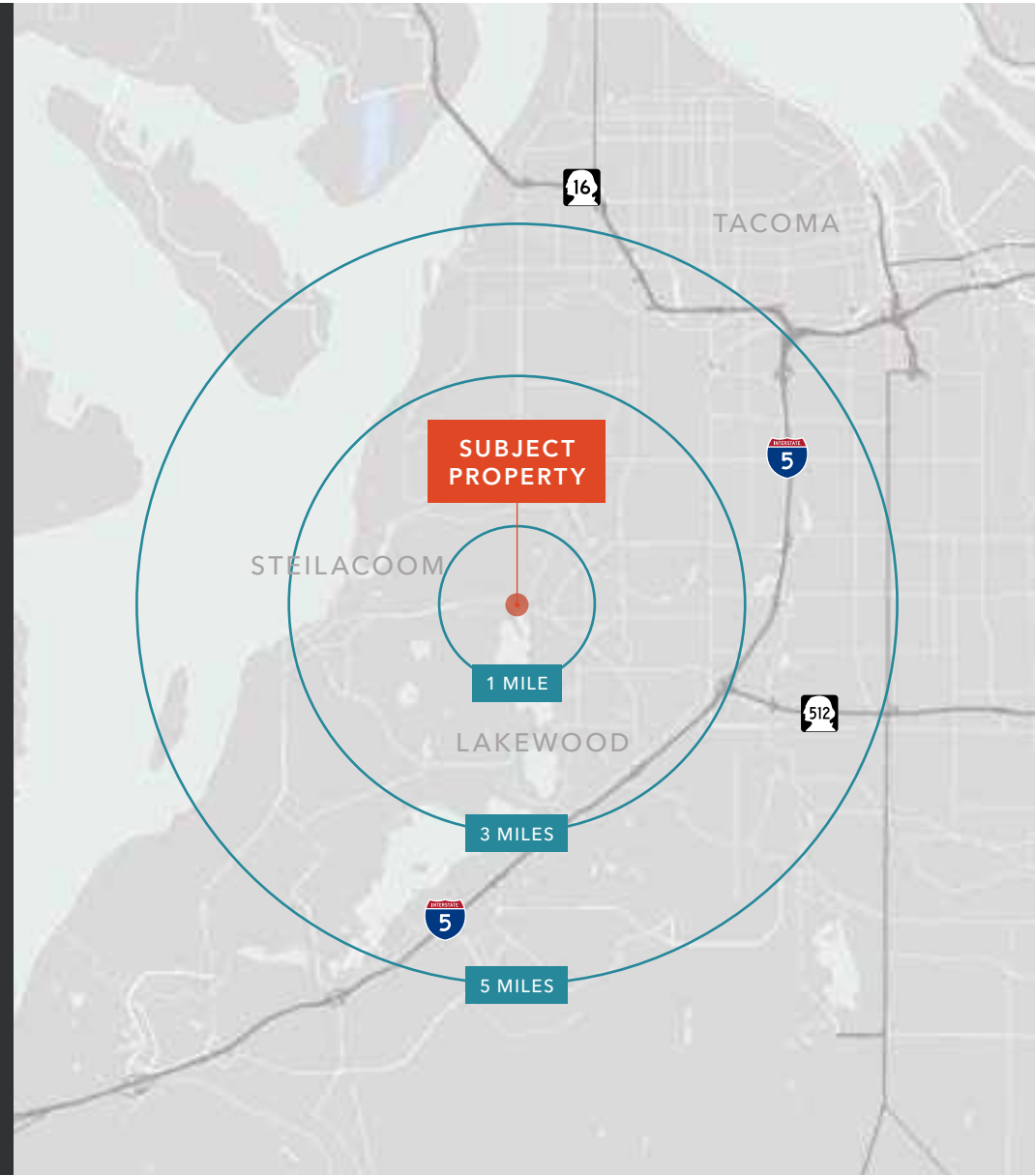
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.7	37.5	37.7
% FEMALE	50.5%	50.6%	49.6%
% MALE	49.5%	49.4%	50.4%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$76,638	\$89,650	\$85,513
2030 MEDIAN PROJECTED	\$76,818	\$89,861	\$85,479
2025 AVERAGE	\$94,064	\$118,737	\$113,425
2030 AVERAGE PROJECTED	\$94,281	\$119,192	\$113,594

Data Source: ©2026, Sites USA



**CHIROPRACTIC**

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