



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH



FOR SALE

JORGENSEN LAND

\$1,518,000

6312 197th Ave SW
Rochester, WA 98579

AVAILABLE SPACE

4.1 Acres

AREA

West side of I-5 at Exit 88. This is the Hwy 12 exit to Grand Mound, Rochester, Aberdeen and the Washington coast. Also this is the Exit to the Great Wolf Lodge.

CBCWORLDWIDE.COM



OFFICE

Kim Adams
206.949.8723
kimadams@cbcworldwide.com

Michael Swanson
253.874.3200
mswanson@cbcd.us

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**COLDWELL BANKER COMMERCIAL
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33313 1st Way S, Federal Way, WA 98003
253.874.3200



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6312 197th Ave SW, Rochester, WA 98579

SALE



OFFERING SUMMARY

Sale Price: \$1,518,000

Lot Size: 4.1 Acres

Price / SF: \$8.50

PROPERTY OVERVIEW

4.1 acres with high visibility from I-5 on Hwy 12 just 2 blocks west of exit 88. Grand Mound is located about 15 miles south of the Tumwater/Olympia/Lacey metro area, and is experiencing a surge of economic growth. This is due to the easy access to Interstate 5, available rail service, abundant undeveloped property, and the opening of the Great Wolf Lodge hotel resort. Grand Mound is in a critical transition phase from rural farmland to new commercial and higher density residential development.

PROPERTY HIGHLIGHTS

- Visible from I-5
- Across from new Fairfield Inn & Suites.
- Across from new 35,000 sq.ft. Distillery, Brewery & 200 seat restaurant. The largest distillery west of the Mississippi.
- Fronting on proposed round a bout at Hwy 12 & Sargent Rd - construction to begin 2022.
- Several national branded fast food restaurants in vicinity.
- 63,000 vehicles per day on I-5 with 12,700 vehicles per day exiting at this exit.
- 24,000 vehicles per day at intersection of Hwy 12 and Old 99.
- Level land with sewer and water.

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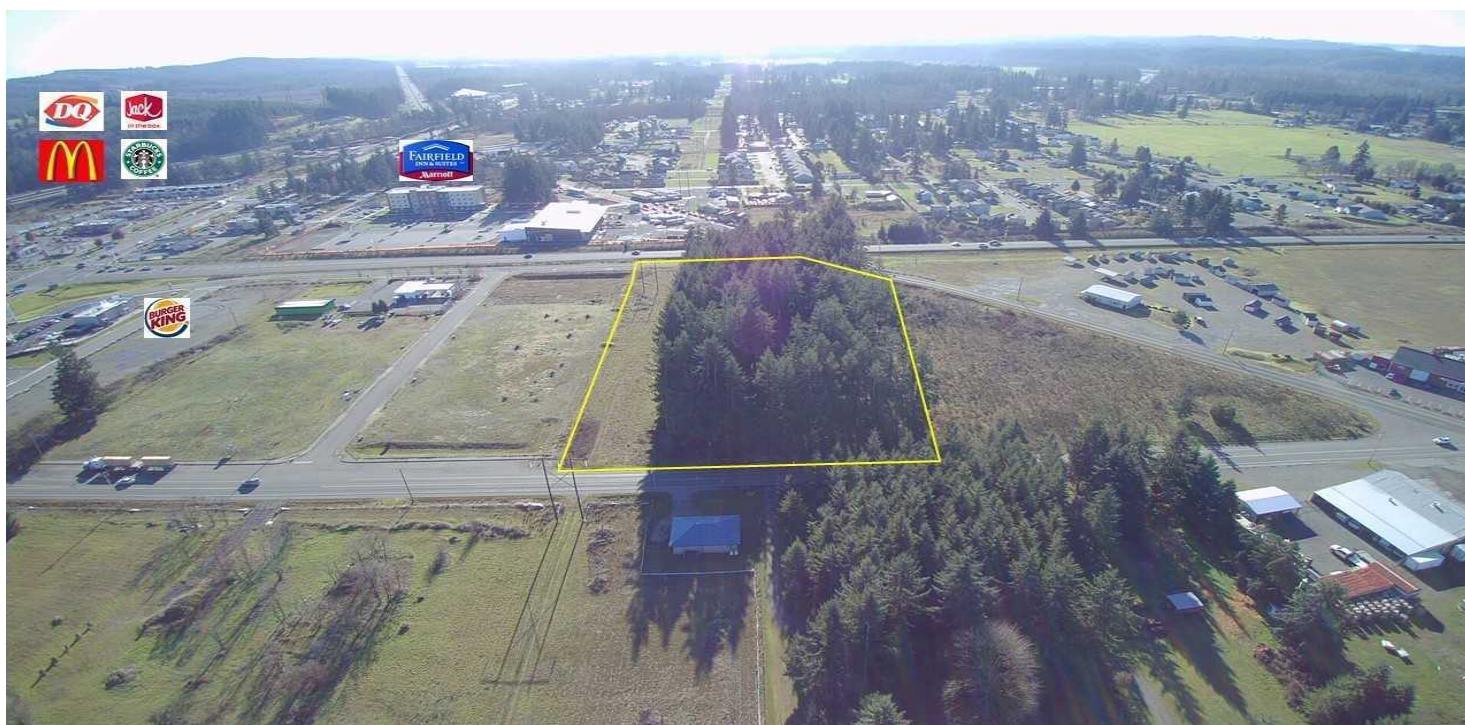
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