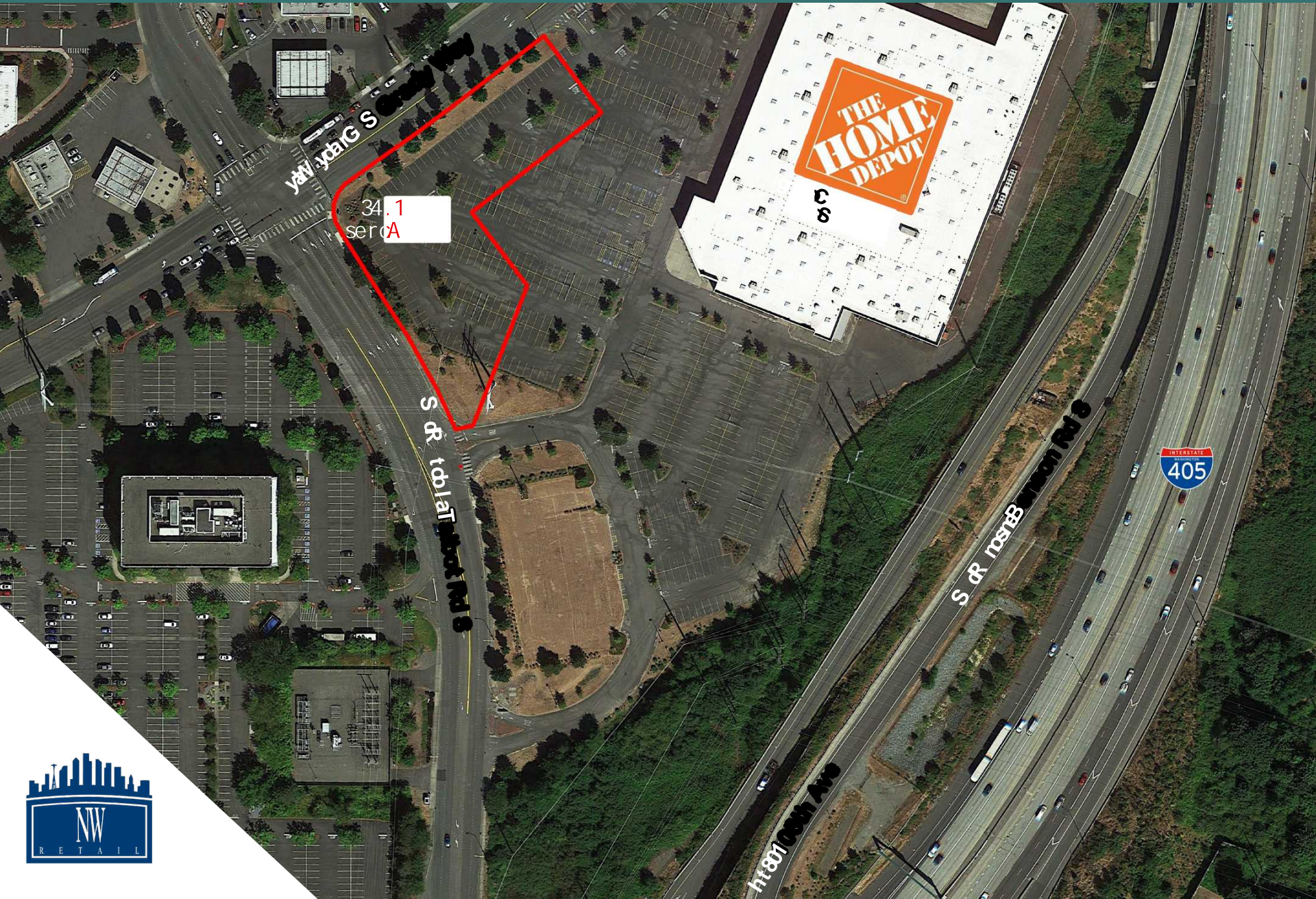


FOR SALE: 1.43 ACRE DEVELOPMENT SITE

RENTON, WA



34.1  
sercA



# OVERVIEW

## ○ Executive Summary/Highlights:

- Address: 901 S Grady Way, Renton, WA 98055
- Size: 1.43 Acres (62,291 SF)
- Zoning: Commercial Arterial (CA)
- Prominent access and visibility to Talbot Road S and I-405
- Proximity to numerous walkable amenities
- Parcel abuts to new Renton Home Depot with existing paved parking lot
- Purchase Price: Call Listing Broker

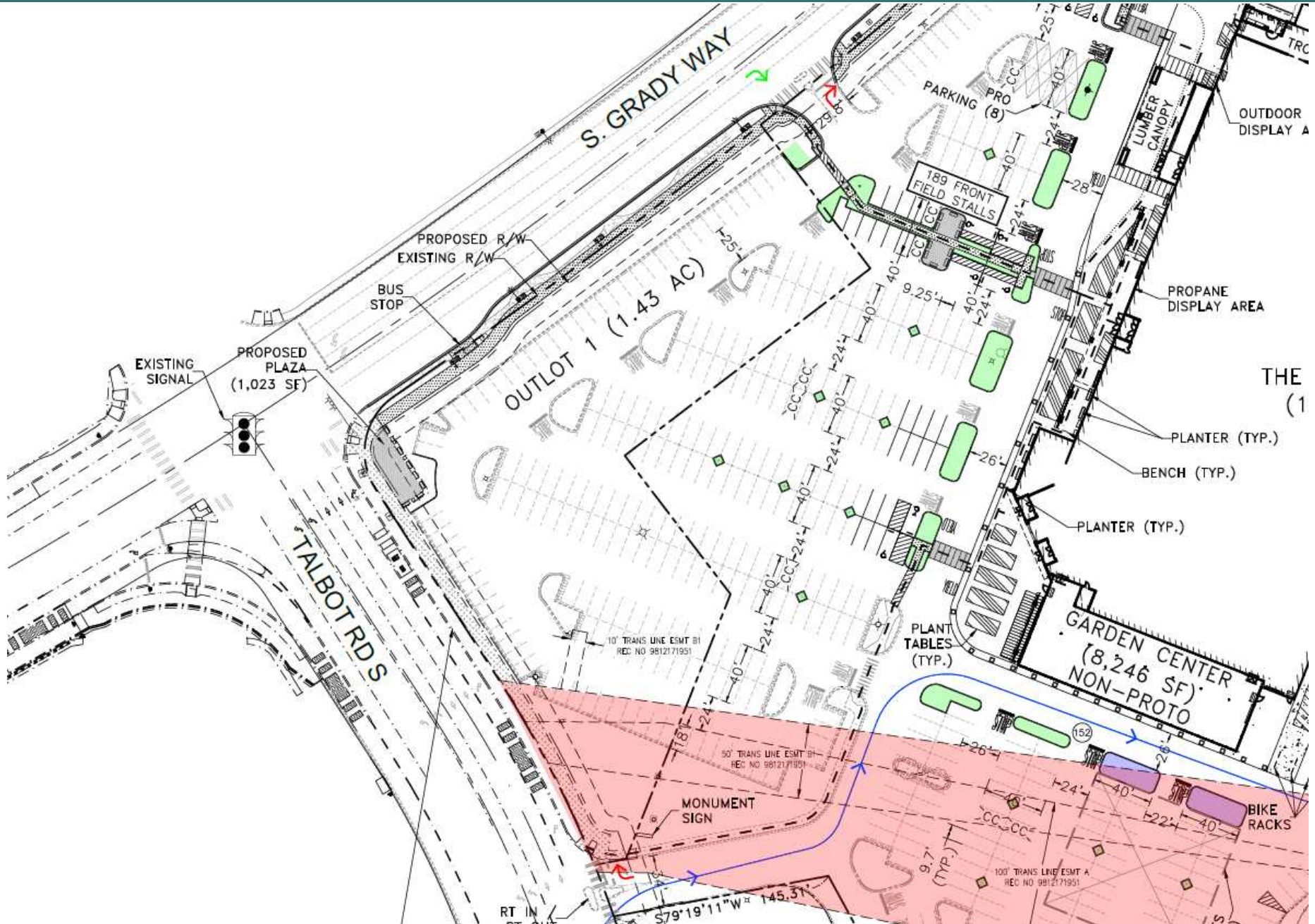
## ○ Demographics:

- Population: 47,723 (2 Mile Radius) 268,121 (5 Miles Radius)
- Median Age: 35 Yrs. (2 Mile Radius) 36.4 (5 Mile Radius)
- Households: 19,384 (2 Mile Radius) 98,241 (5 Mile Radius)
- Total Annual Consumer Expenditure: \$1.37B (2 Mile Radius) \$7.78 (5 Mile Radius)
- Average Household Income: \$100,304 (2 Mile Radius) \$117,993 (5 Mile Radius)
- Median Home Value: \$496,893 (2 Mile Radius) \$551,161 (5 Mile Radius)
- Day Time Employment: 38,083 (2 Mile Radius) 157,787 (5 Mile Radius)

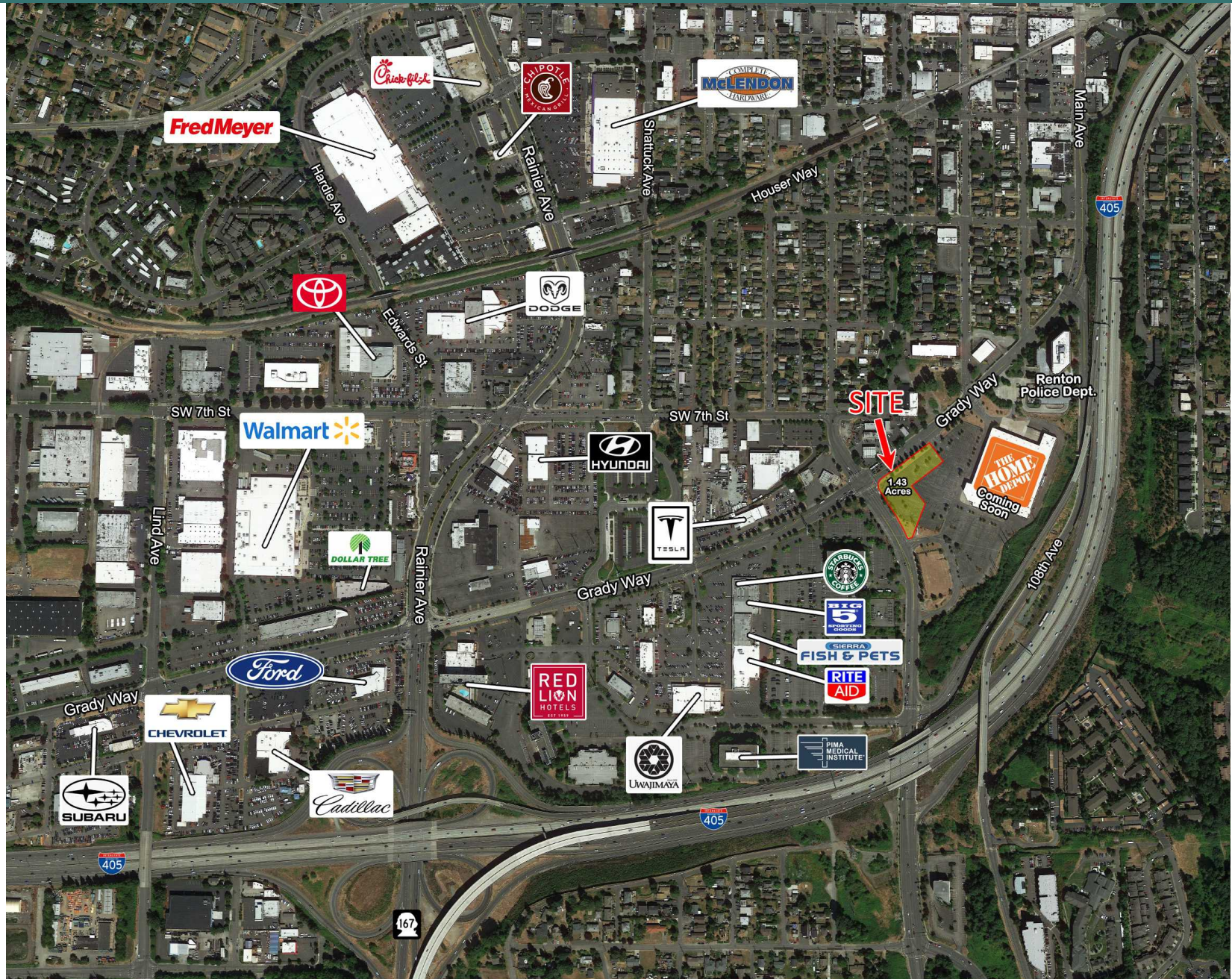
## ○ Zoning:

- The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed-use buildings
- Permitted Uses: Retail / Medical, Dental and General Office / General Services / Recreation / Day Care Services / Educational Uses / Vehicle Related Uses
- Land Use Zoning Table: <https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0402/Renton0402060.html>
- Development Standards: <https://www.codepublishing.com/WA/Renton/html/Renton04/Renton0402/Renton0402120A.html>
- Mixed-Use Development: <https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0404/Renton0404150.html#4-4-150>

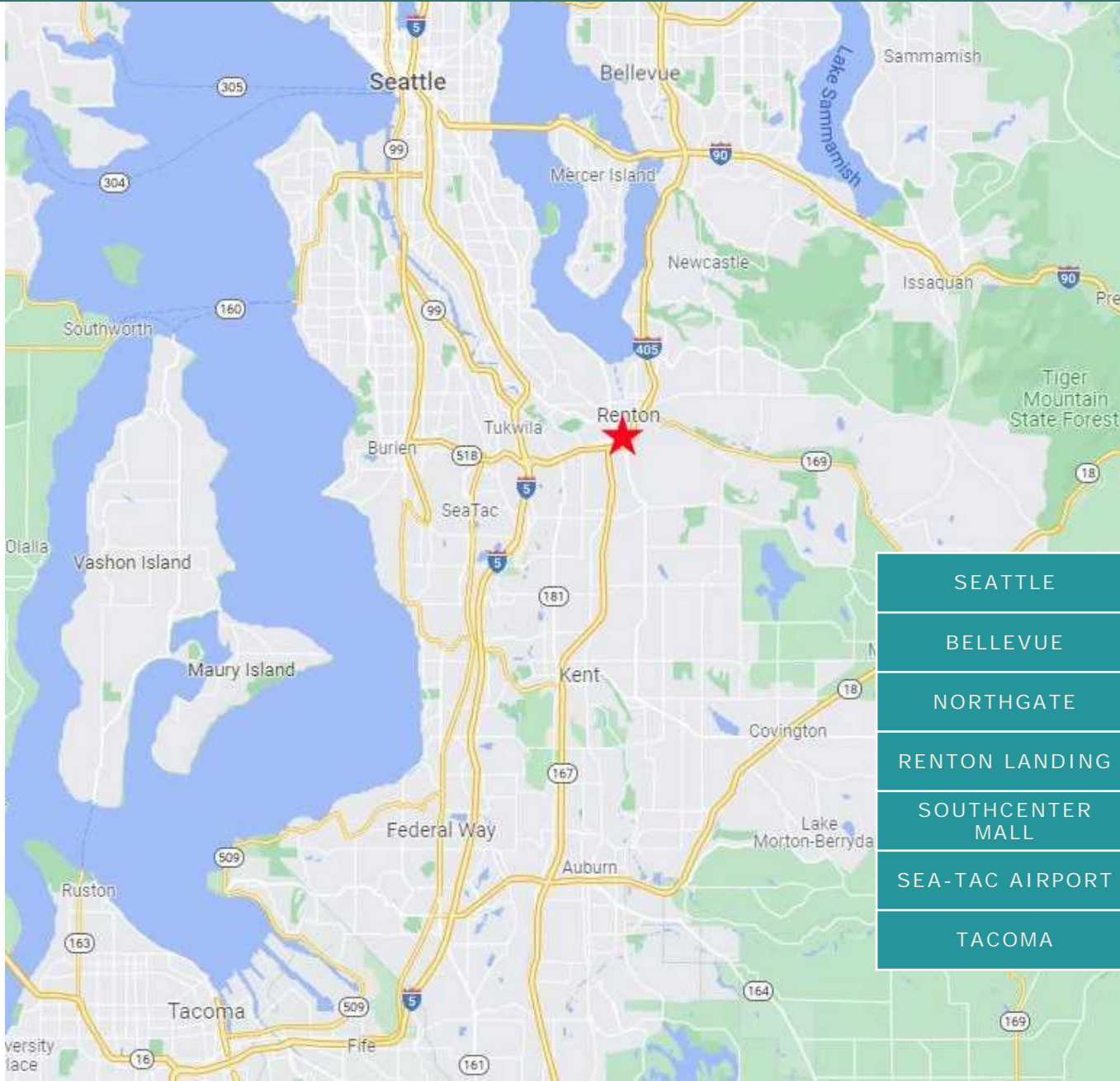
# SITE PLAN



# AERIAL OVERVIEW



# DRIVE TIMES | DISTANCES



SEATTLE	14.2 MILES	16 MINS.
BELLEVUE	10.8 MILES	13 MINS.
NORTHGATE	22.2 MILES	26 MINS.
RENTON LANDING	1.8 MILES	6 MINS.
SOUTHCENTER MALL	3.4 MILES	8 MINS.
SEA-TAC AIRPORT	6.1 MILES	11 MINS.
TACOMA	25.3 MILES	30 MINS.



## NORTHWEST RETAIL PARTNERS LTD.

224 WESTLAKE AVE N, SUITE 500  
SEATTLE WA 98109  
206-343-9204

### MARKETED BY

KYLE WALDERHAUG  
LIC #118285  
KYLE@NWRETAIL.COM

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