

# Improved Retail Pad Site

17802 Canyon Rd E, Puyallup, WA



THE  
REMLINGER  
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**FIRST  
WESTERN**  
PROPERTIES

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# Property Overview

Improved Retail Pad with Binding  
Site Plan Approval and Architectural  
Drawings for 4,244 SF Retail Building



**Address:** 17802 Canyon Rd E, Puyallup, WA 98375

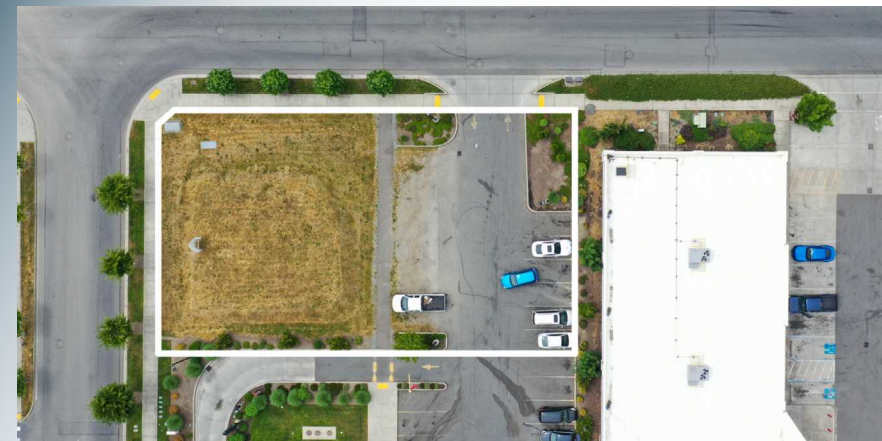
**Parcel Numbers:** 602670-003-2 (Pierce County)

**Lot Size:** 0.49 Acres (21,177 SF)

**Zoning:** EC (Employment Corridor)

**Utilities:** To the Site

**Traffic Exposure:** 26,910 Average Daily Vehicles



Canyon Clock Center

Canyon Town Center



24,976 ADT



176th St E



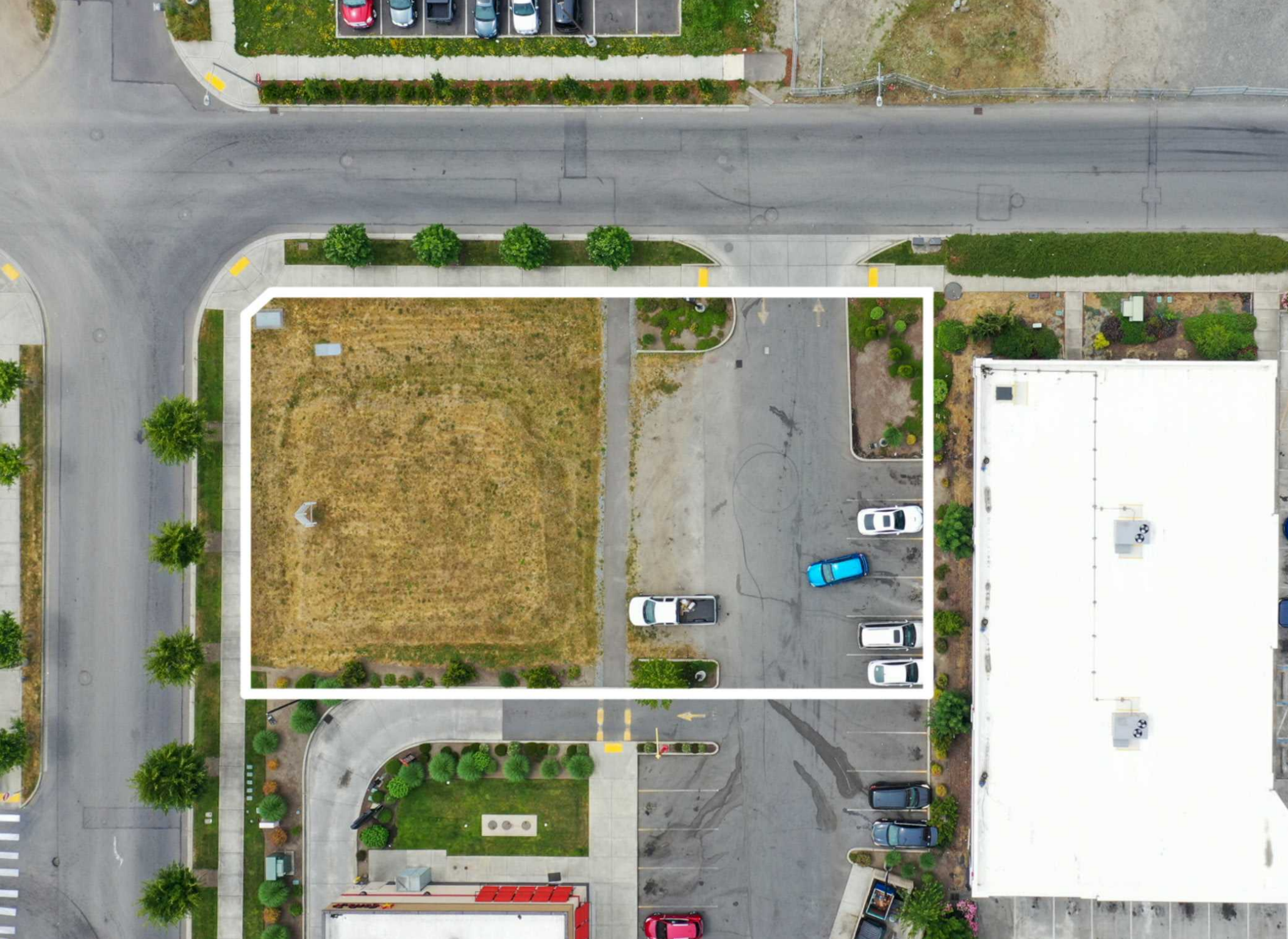
26,910 ADT



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# Demographics

## POPULATION

| Mile 1 | Mile 2 | Mile 3  |
|--------|--------|---------|
| 2,454  | 83,286 | 187,184 |

## AVG. HOUSEHOLD INCOME

| Mile 1    | Mile 2    | Mile 3    |
|-----------|-----------|-----------|
| \$112,148 | \$102,809 | \$100,994 |

## HOUSEHOLDS

| Mile 1 | Mile 2 | Mile 3 |
|--------|--------|--------|
| 884    | 27,919 | 65,986 |



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