

# FOR SALE & LEASE

23940 State Route 3  
Belfair, WA 98528



## BELFAIR FORMER RITE AID

Justin Holmes | Josh Parnell

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



# FOR SALE & LEASE

# 23940 STATE ROUTE 3



## FORMER RITE AID : 17,350 SF

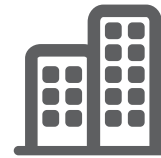
- Free standing building with drive-thru
- Located on a lighted intersection off SR 3
- 63 Parking Stalls with easy ingress/ egress
- Located across from Safeway
- Surrounded by established neighborhoods with growing population



Population



Average HH Income



Daytime Population

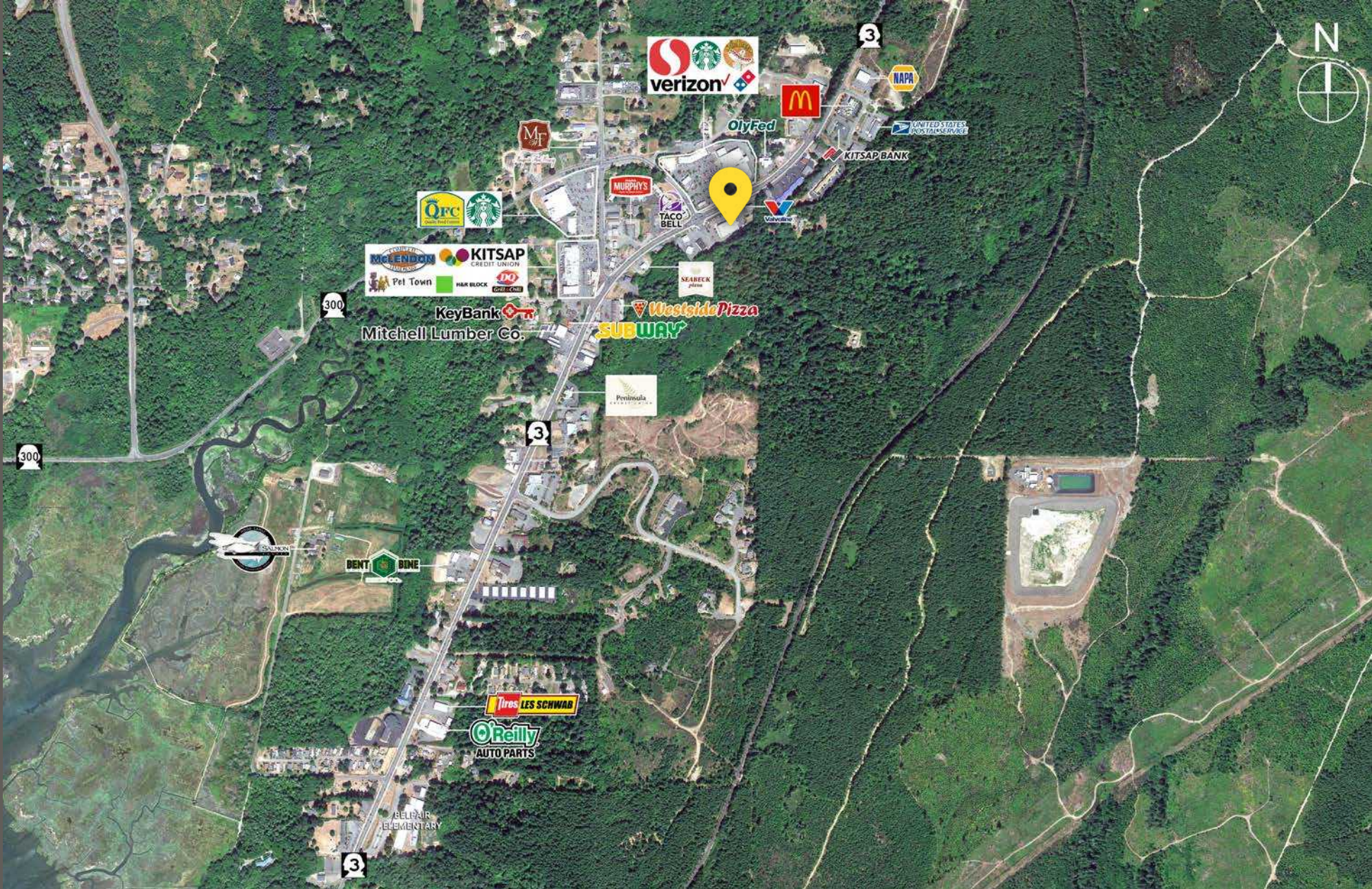
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 5	11,842	\$139,154	2,589
Mile 10	70,786	\$122,341	10,763
Mile 15	243,794	\$130,632	52,636

SUMMARY



LOCATION DETAILS



Strategically Positioned  
in Belfair's Retail Core



Located 12 minutes  
from SR 16



19,879 ADT  
State Route 3



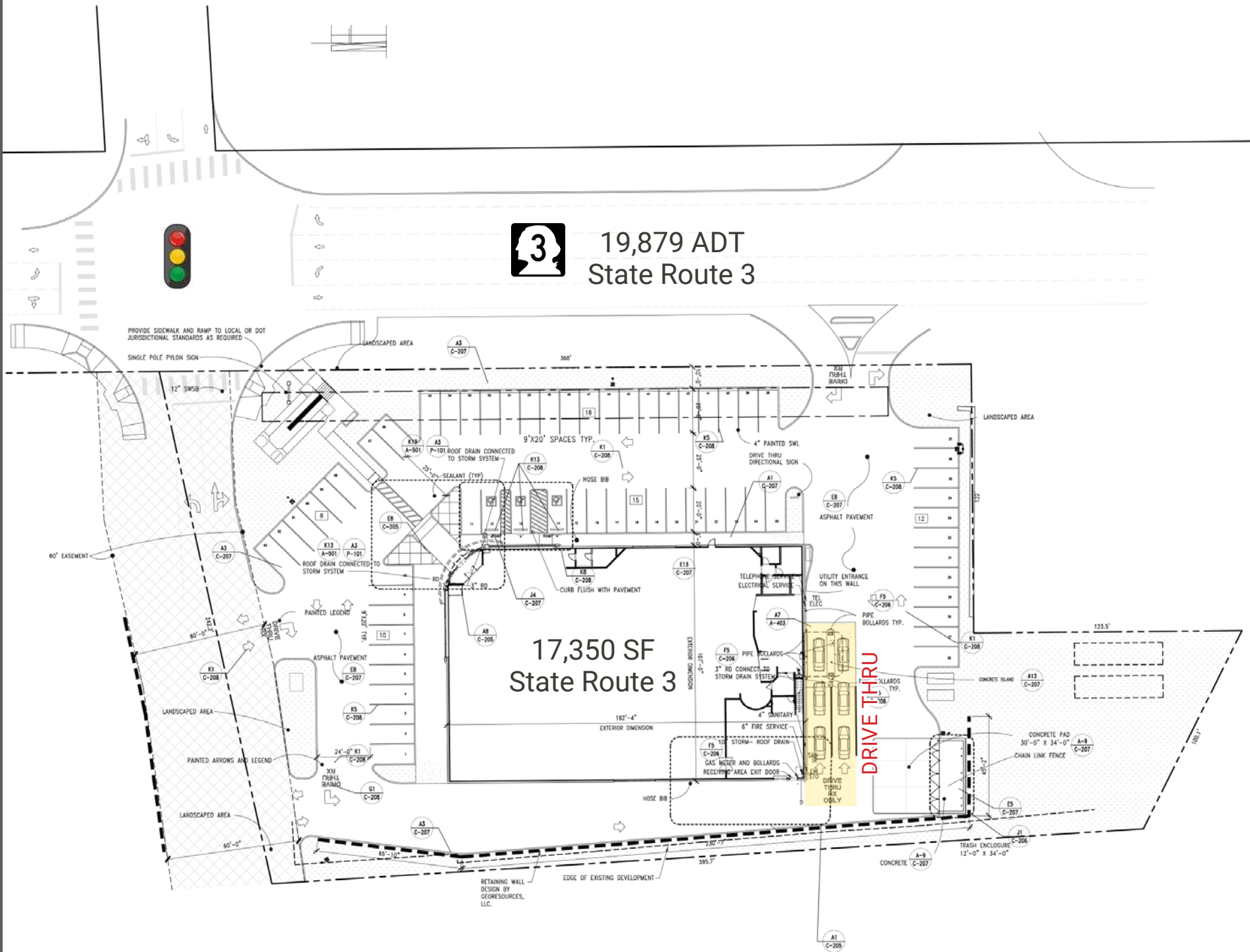
8,212 ADT  
NE Clifton Lane



SITE PLAN



19,879 ADT  
State Route 3



17,350 SF  
State Route 3

DRIVE THRU

RETAINING WALL  
DESIGN BY  
GEORESOURCES,  
LLC.





**BELFAIR, WA** offers a unique blend of small-town charm and outdoor adventure. Located 30 miles northwest of Tacoma, this community offers residents and visitors city amenities in a rural setting. Belfair has a diverse economy that focuses on retail, healthcare and construction with a growing presence of professional and technical services



TACOMA | KIRKLAND | SEATTLE | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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