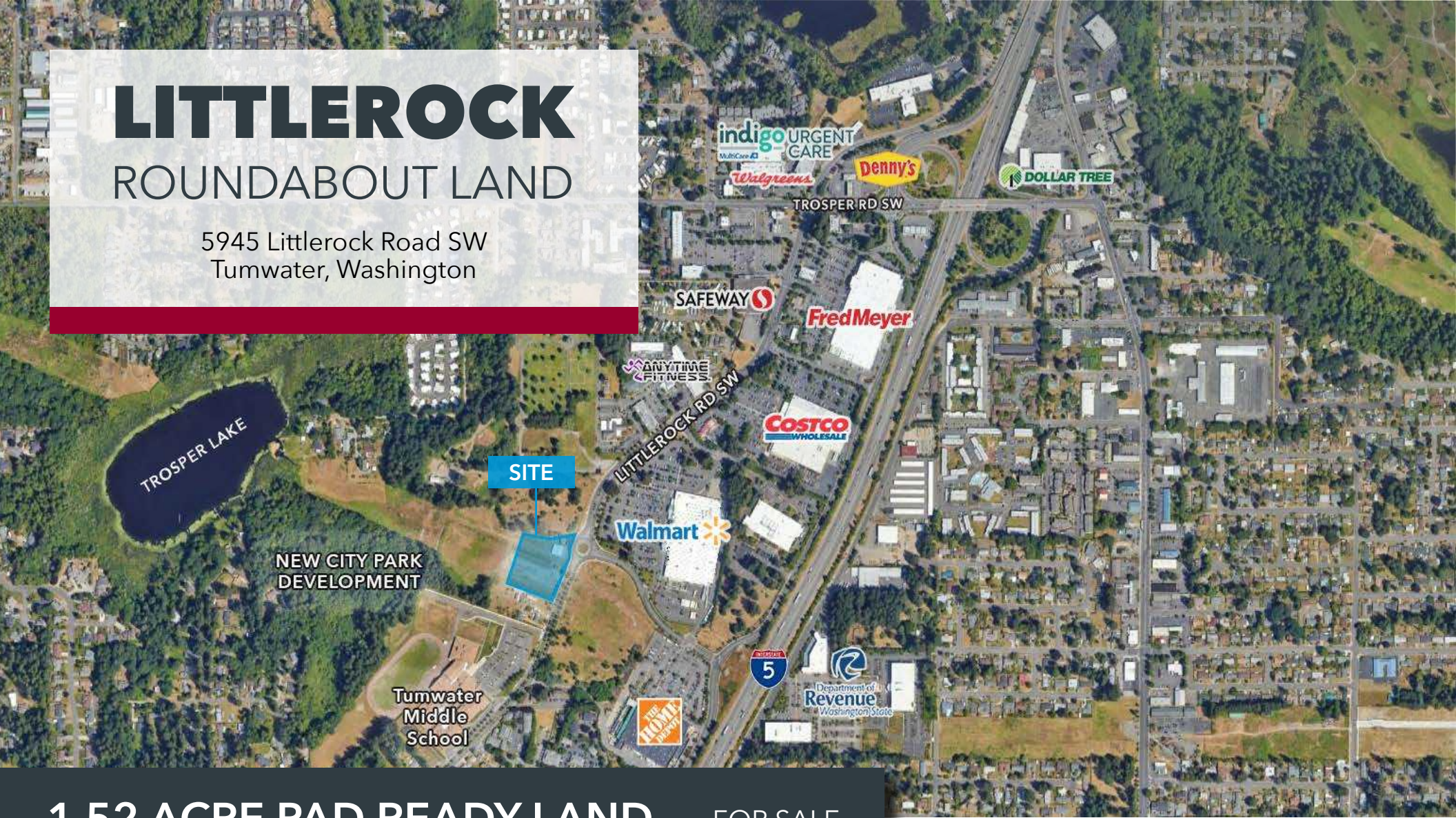


# LITTLEROCK ROUNABOUT LAND

5945 Littlerock Road SW  
Tumwater, Washington



**1.52 ACRE PAD READY LAND**

**FOR SALE**

**KYLE PROSSER**

Principal  
D 253-444-3025  
kprosser@lee-associates.com

**TOM BROWN**

Principal  
D 253-444-3024  
tbrown@lee-associates.com

**BRUCE BARKER**

Associate Vice President  
D 253-341-0765  
bbarker@lee-associates.com



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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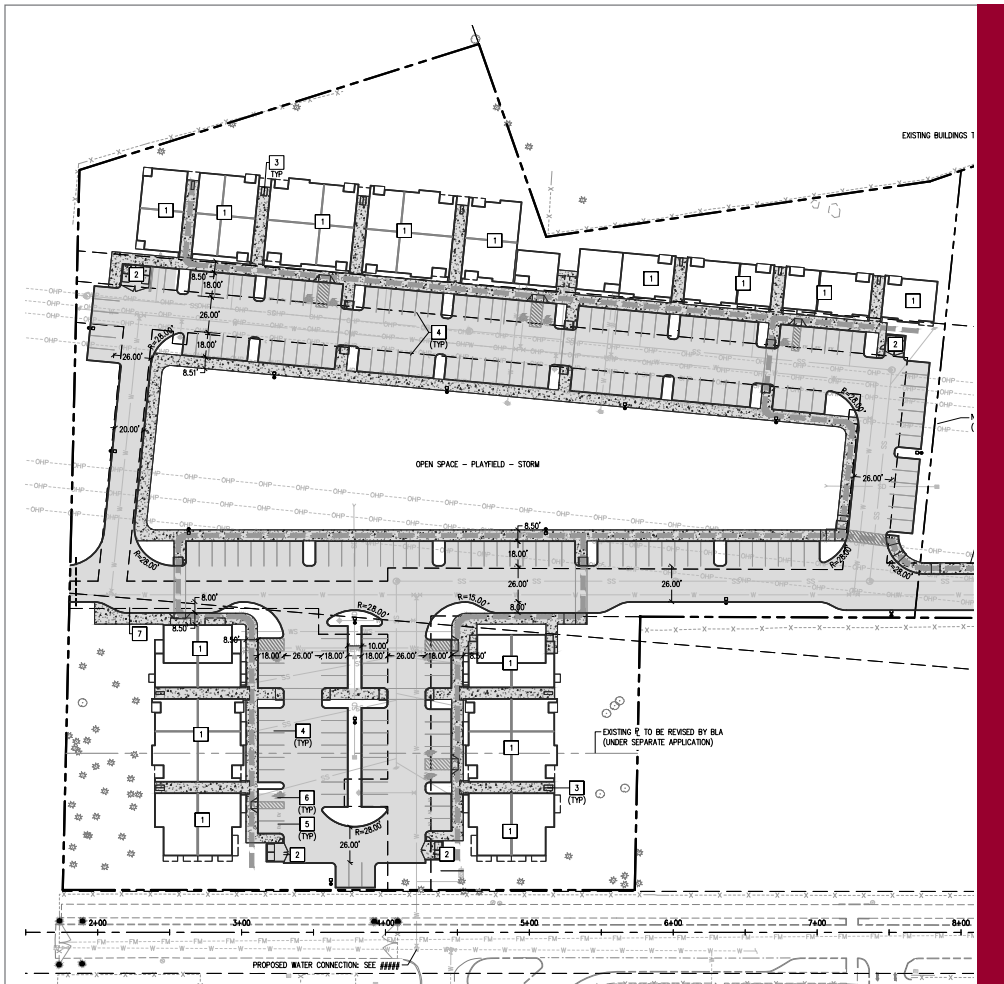
# PROPOSED SITE PLAN

1.52 Acre retail pad for sale, located at the roundabout across from Walmart with great visibility and access. Great access to the roundabout. New tenants across the street include a Towneplace Suites Marriott, Starbucks, Wendy's and more.



# SITE PLAN

## PENDING SHORT PLAT



**LAND AREA:**

Approximately 1.52 acres

**PARCEL NUMBER(S):**

Short plat in process; shall be completed prior to closing at no cost to Buyer

**ZONING:**

General Commercial (GC)

**SALE PRICE:**

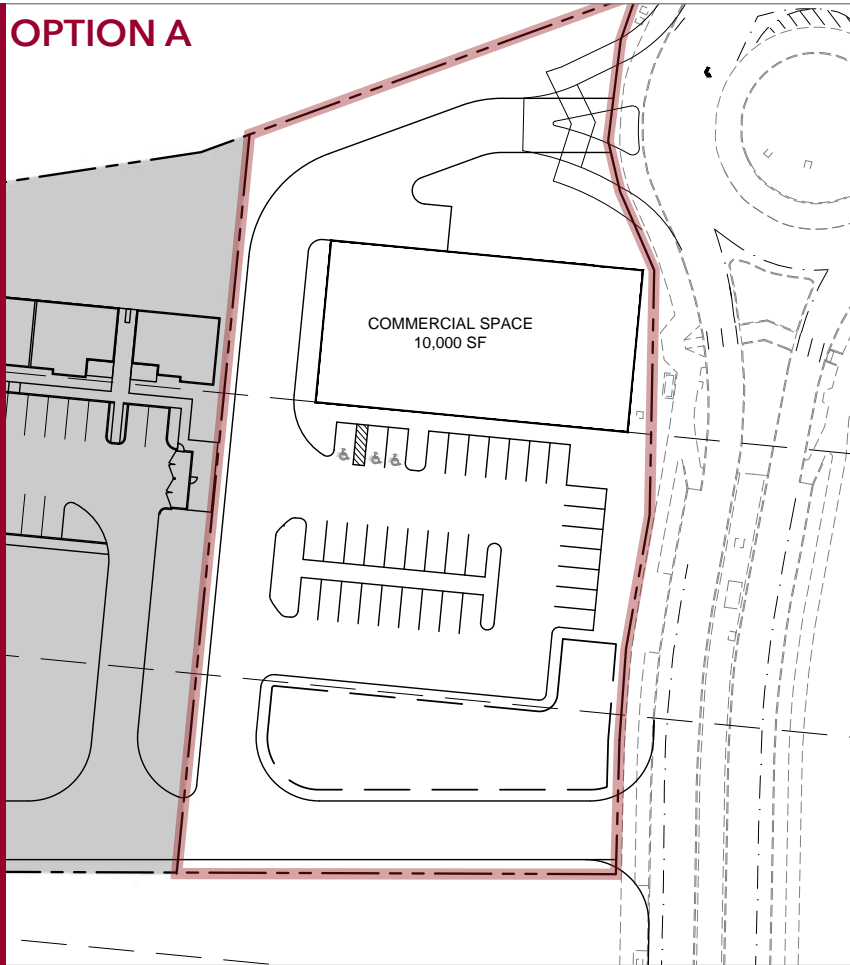
\$1,150,000

**PERMITTED USES:**

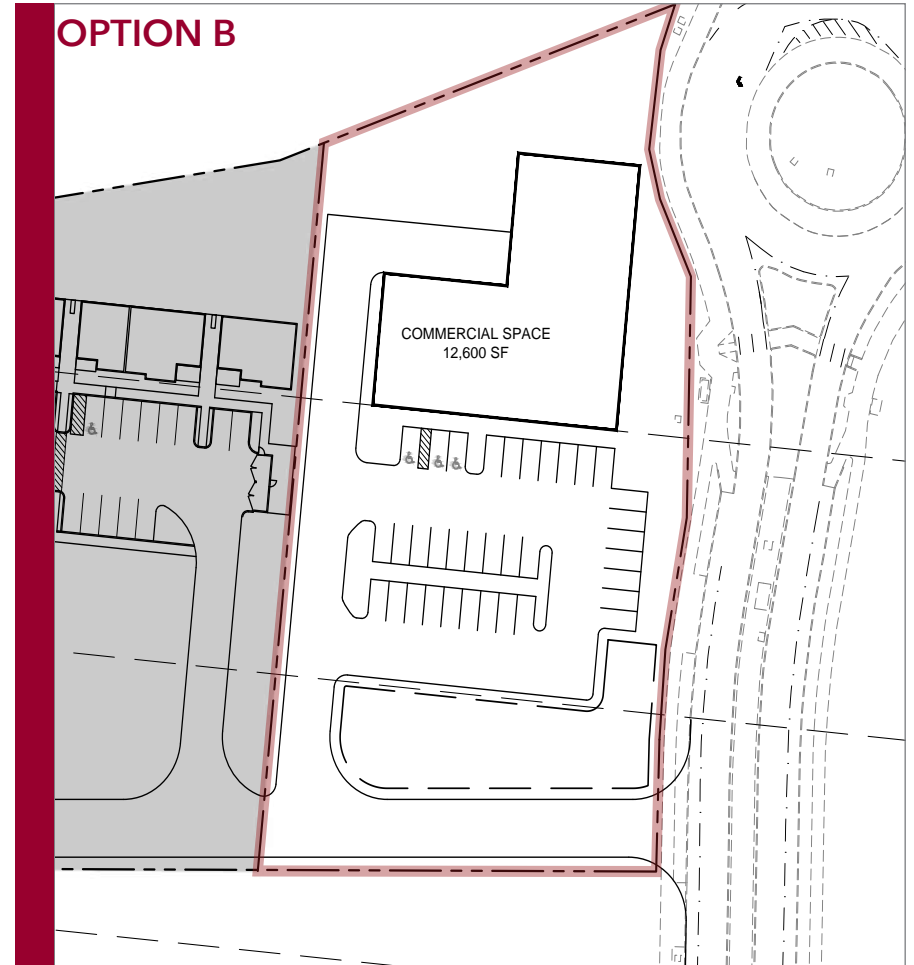
Restaurants, drive-thrus, banks, gyms, general retail, gas, medical, daycare, car wash

# DEVELOPMENT ALTERNATIVES

OPTION A



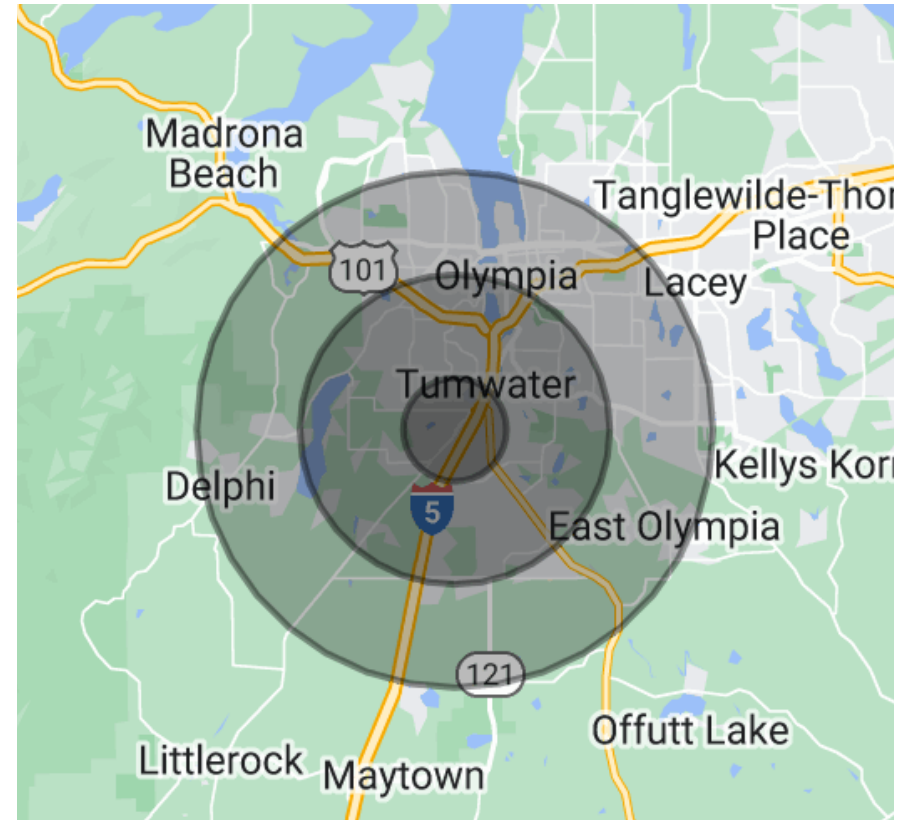
OPTION B



# MARKET STATISTICS

| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 5,568  | 42,506  | 104,814 |
| Average Age      | 43     | 40      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 2,608    | 17,702    | 44,033    |
| Average HH Income   | \$84,742 | \$109,634 | \$107,358 |



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950 Pacific Avenue, Suite 200, Tacoma, WA 98402 [O 253-383-8382](tel:253-383-8382) | [lee-nw.com](http://lee-nw.com)

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