

PRO 56 BUILDING

5631 TACOMA MALL BLVD, TACOMA, WASHINGTON



PRICE REDUCTION - NOW \$985,000

LISTING INFORMATION

| | |
|----------------|-----------------------|
| BUILDING SIZE: | 6,836 SF |
| LAND SIZE: | 14,584 SF |
| SALE PRICE: | \$1,200,000 \$985,000 |
| ZONING: | C-2 Commercial |

COMMENTS

- » Great investment or owner/user property
- » 1,308 SF vacant; potential to add more SF
- » Redevelopment opportunity for coffee drive-thru or other retail
- » Incredible visibility from I-5 with 187,865 cars per day
- » 12,407 cars per day on Tacoma Mall Blvd
- » Located just south of the Tacoma Mall



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PROPERTY PHOTOS



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SURROUNDING AREA



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 18,214 | 142,825 | 309,489 |
| Average Households | 7,115 | 53,494 | 121,691 |
| Average Household Income | \$90,730 | \$90,184 | \$99,487 |

CONTACT

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