

FOR SALE OR LEASE

*47,149 SF commercial vacant land
development opportunity*

47,149 SF / ±1.08 AC

Sale Price is \$675,000

Fully improved pad, utilities stubbed on-site,
compacted and graded with street improvements
on Kingham Drive

25,000+ VPD on Martin Way

High visibility with access directly from lighted
intersection adjacent to Winco Foods, Great Floors
and Starbucks

Separate parcel without CCRs or exclusivity issues
- zoning allows most commercial uses - Thurston
County MHDC (Mixed High Density Corridor)

→ [ZONING CODE](#) → [ZONING MAP](#)

Excellent pad location in Lacey/Hawk's Prairie area
with great access to I-5 via Martin Way

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1104 KINGHAM ST NE
LACEY, WA

12TH AVE NE

SUBJECT
PROPERTY

KINGHAM ST NE

MARTIN WAY E

km Kidder
Mathews

DRIVE TIMES

10 minutes to Olympia

28 minutes to Tacoma

35 minutes to Federal Way

45 minutes to Renton

55 minutes to Seattle

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,288	58,043	122,004
Average HH Income	\$86,264	\$89,097	\$93,837

5 MIN

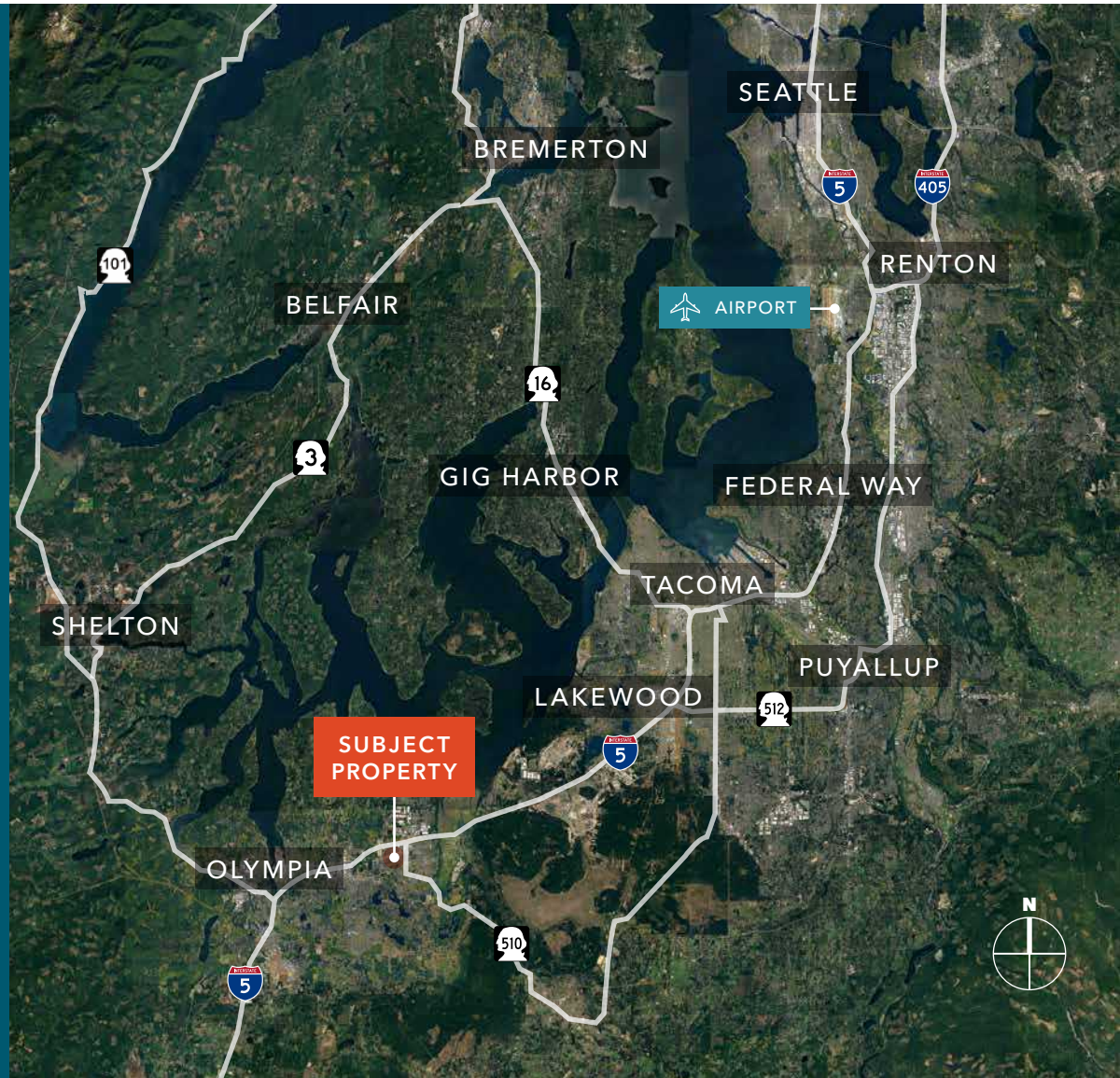
DRIVE TO I-5

6 MIN

DRIVE TO HWY 510

12 MIN

DRIVE TO HWY 101



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