

# FOR SALE

## LACEY OFFICE BUILDING

4412 PACIFIC AVENUE SE, LACEY, WA 98503



SALE PRICE: **\$525,000**



**COLDWELL BANKER  
COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.



**Spencer Ingram**  
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**John L. Scott**  
*Talent Group*  
Olympia | Lacey | DuPont



**Naimat Gilal**  
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4412 Pacific Ave SE Lacey, WA 98503



### PROPERTY DESCRIPTION

Great small office building located on the high traffic Pacific Ave in Lacey. The building is currently 50% occupied with the second floor leased out. Great opportunity for an owner user to occupy the first-floor office suite.

### OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.23 Acres
Building Size:	2,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,544	4,519
Total Population	844	3,529	10,319
Average HH Income	\$60,370	\$68,083	\$73,252



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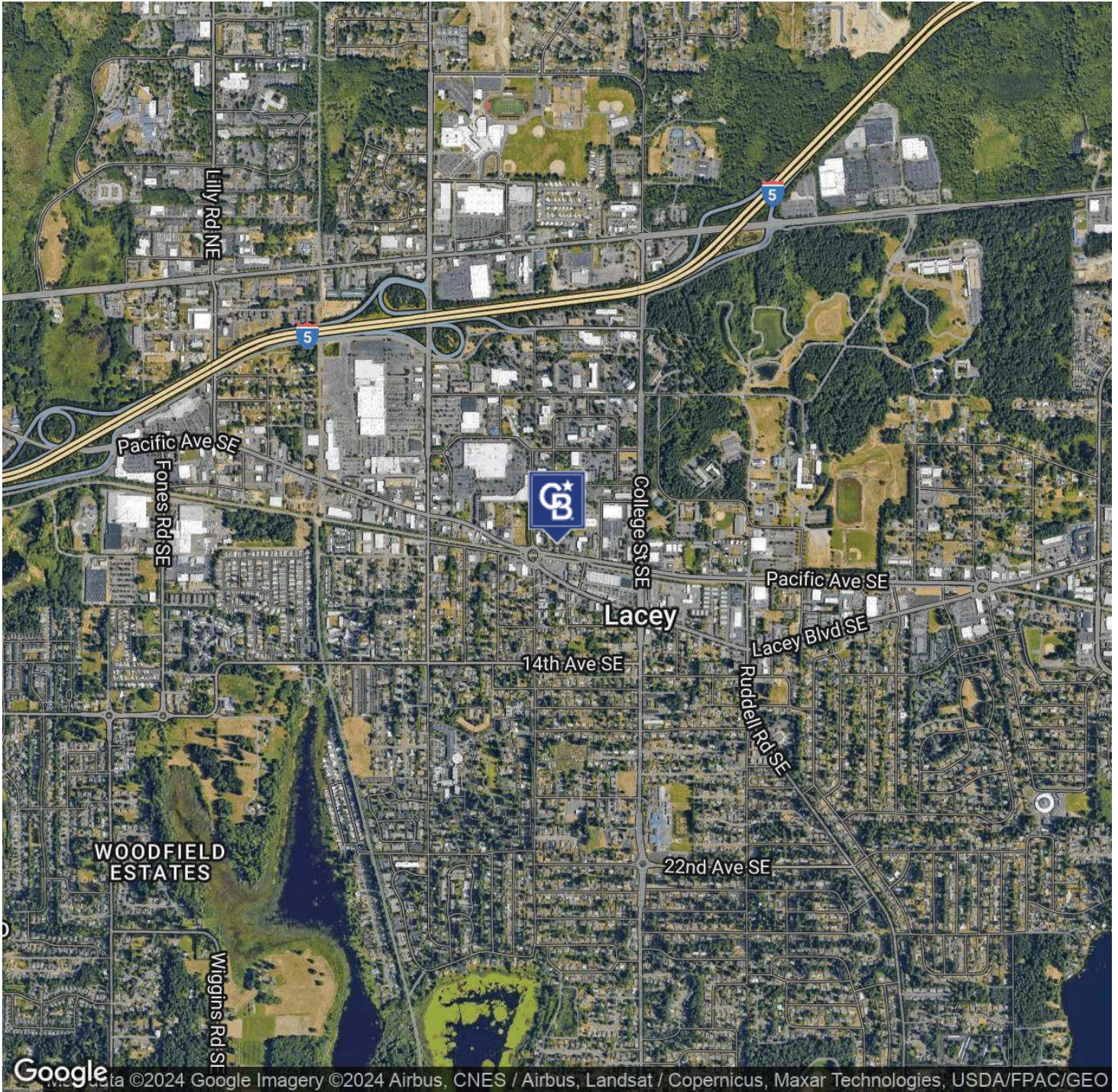
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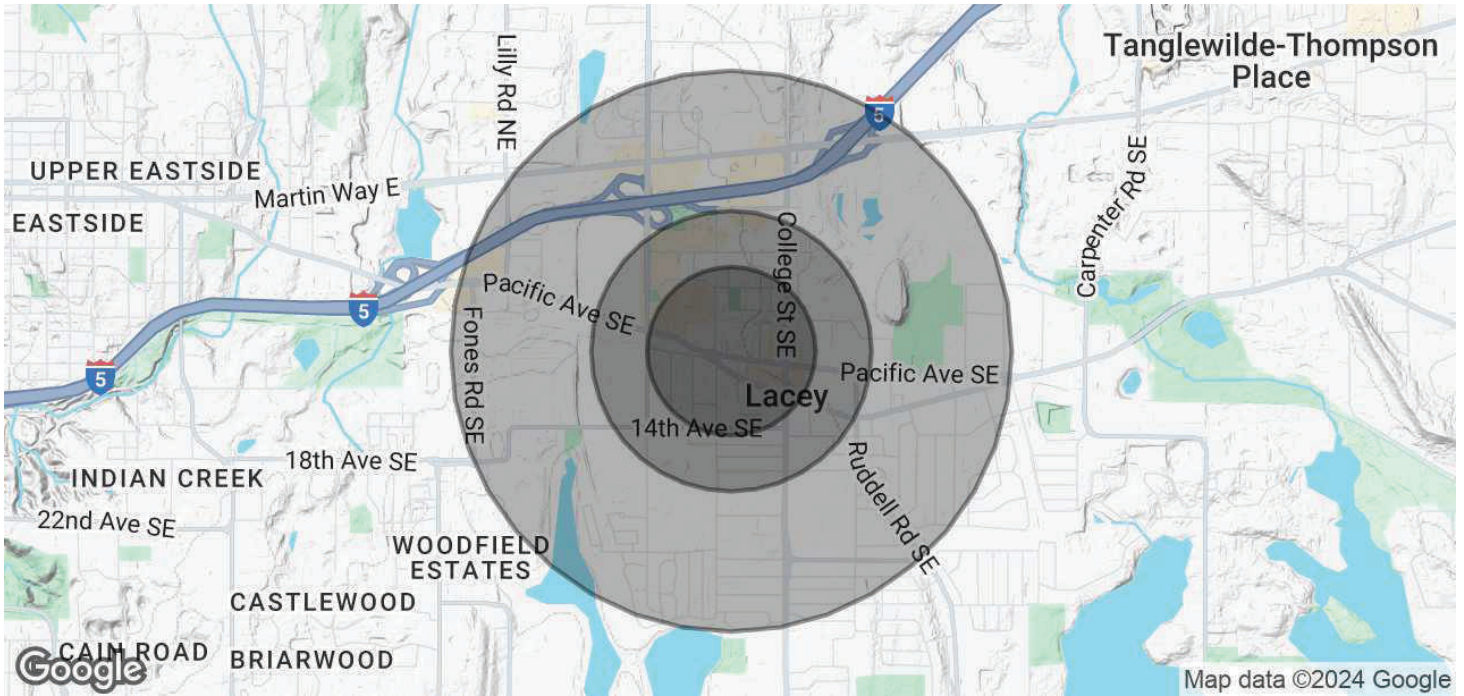


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	844	3,529	10,319
Average Age	36	39	42
Average Age (Male)	35	38	41
Average Age (Female)	38	40	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,544	4,519
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$60,370	\$68,083	\$73,252
Average House Value	\$526,170	\$456,233	\$410,637

Demographics data derived from AlphaMap



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