

11708-11716 CANYON ROAD EAST



FOR SALE

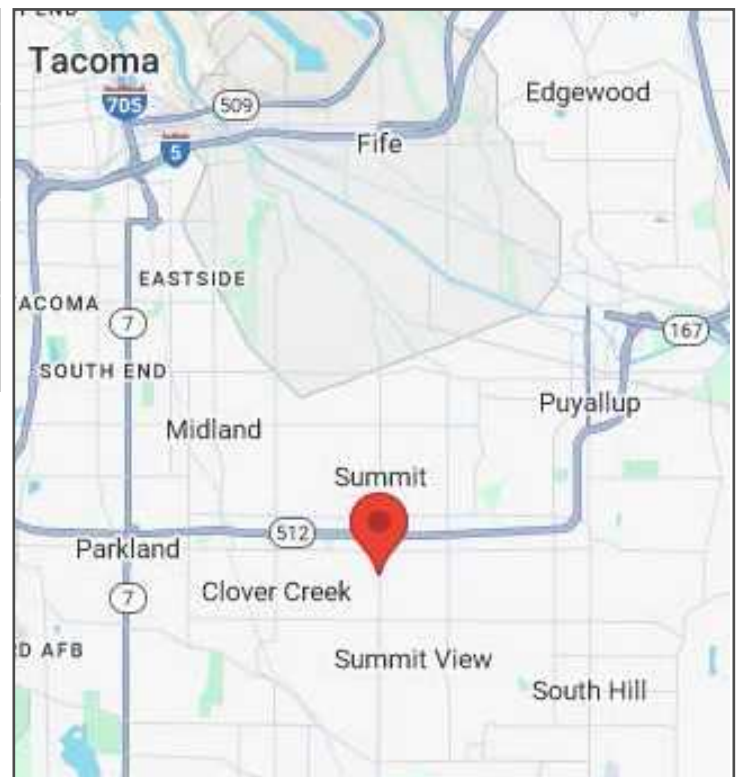


OFFERING SUMMARY

AVAILABLE AC:	2.35 AC
SALE PRICE:	\$1,200,000
FRONTAGE:	Canyon Road East
ZONING:	Urban Corridor

LOCATION OVERVIEW

The Canyon Road Corridor is a crucial link for Pierce County commuters, freight traffic, and local businesses between the booming industrial area of Frederickson and the Port of Tacoma. This corridor has been the focus of many recent infrastructure projects aimed at improving connections to Interstate 5, reducing congestion, and accommodating future growth in the area. Great location for any business that wants great visibility and easy access!



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PUYALLUP, WA



PROPERTY HIGHLIGHTS

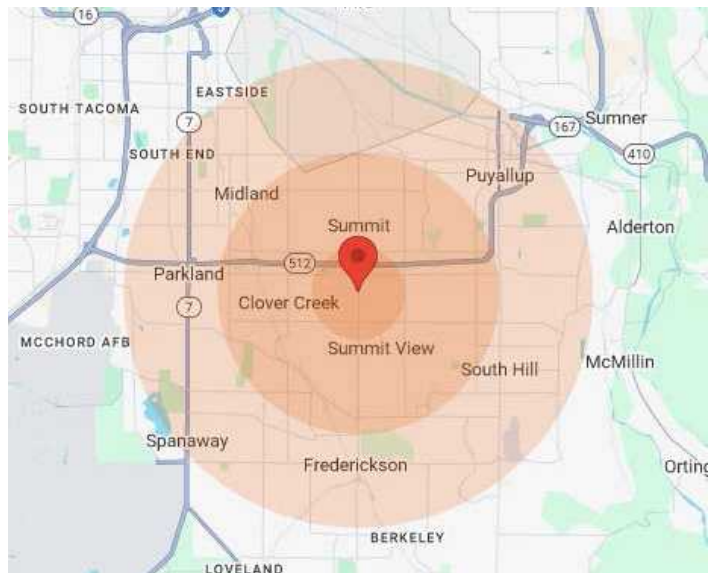
- 2.35 Acres - 4 Parcels
- Great Visibility along busy Canyon Road
- Urban Corridor Zoning allows for multiple commercial uses
- Within the Mid County Community Plan
- Two of the parcels have residential improvements currently to providing rental income structure to provide interim income during re-development

DRIVE TIMES

FREDERICKSON	9 MINUTES
LAKEWOOD	17 MINUTES
PORT OF TACOMA	20 MINUTES
SUMNER	15 MINUTES
AUBURN	30 MINUTES

DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Total Population	3,321	27,732	106,130
Median Income	\$61,181	\$64,845	\$57,386



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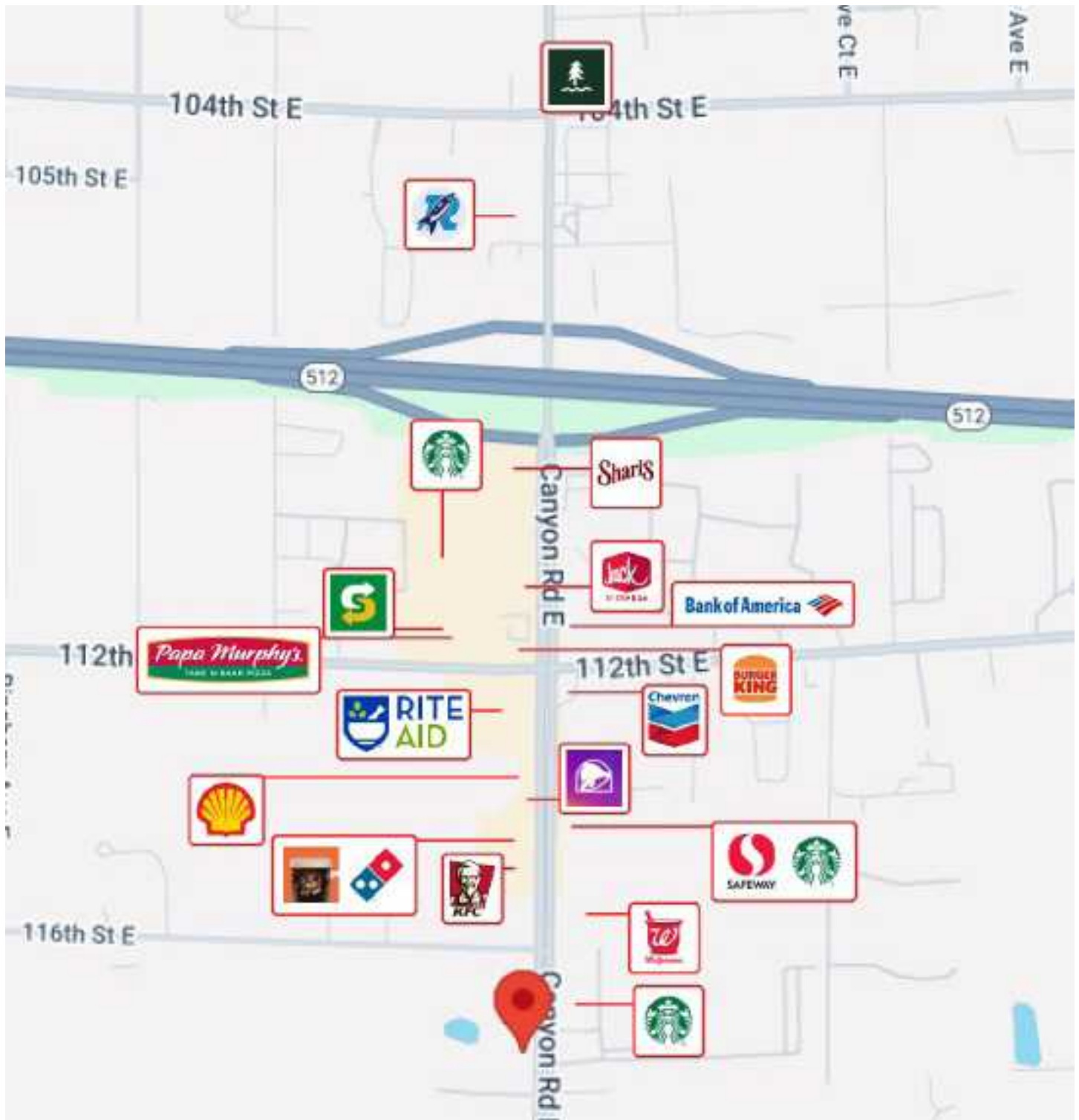


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BUSINESS MAP

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