

# 12618 CANYON ROAD EAST



FOR SALE

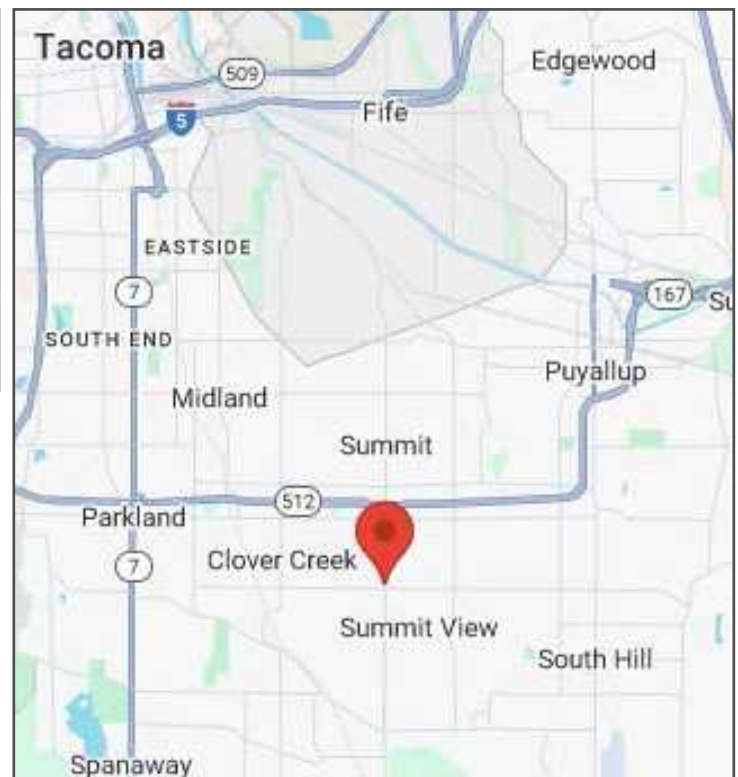


## OFFERING SUMMARY

<b>AVAILABLE AC:</b>	2.03 AC
<b>SALE PRICE:</b>	\$2,200,000
<b>FRONTAGE:</b>	Canyon Road East
<b>ZONING:</b>	Employment 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!



## KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420  
Puyallup, WA 98372



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PUYALLUP, WA



## PROPERTY HIGHLIGHTS

- 2.03 Acres
- Great Visibility along busy Canyon Road
- Flexible Employment Corridor zoning
- Within the Mid County Community Plan
- Currently improved with a residential structure to provide interim income during re-development

## DRIVE TIMES

FREDERICKSON	6 MINUTES
LAKWOOD	10 MINUTES
PORT OF TACOMA	20 MINUTES
SUMNER	15 MINUTES
AUBURN	20 MINUTES

## DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Total Population	5,718	55,969	214,086
Median Income	\$61,181	\$66,191	\$58,087



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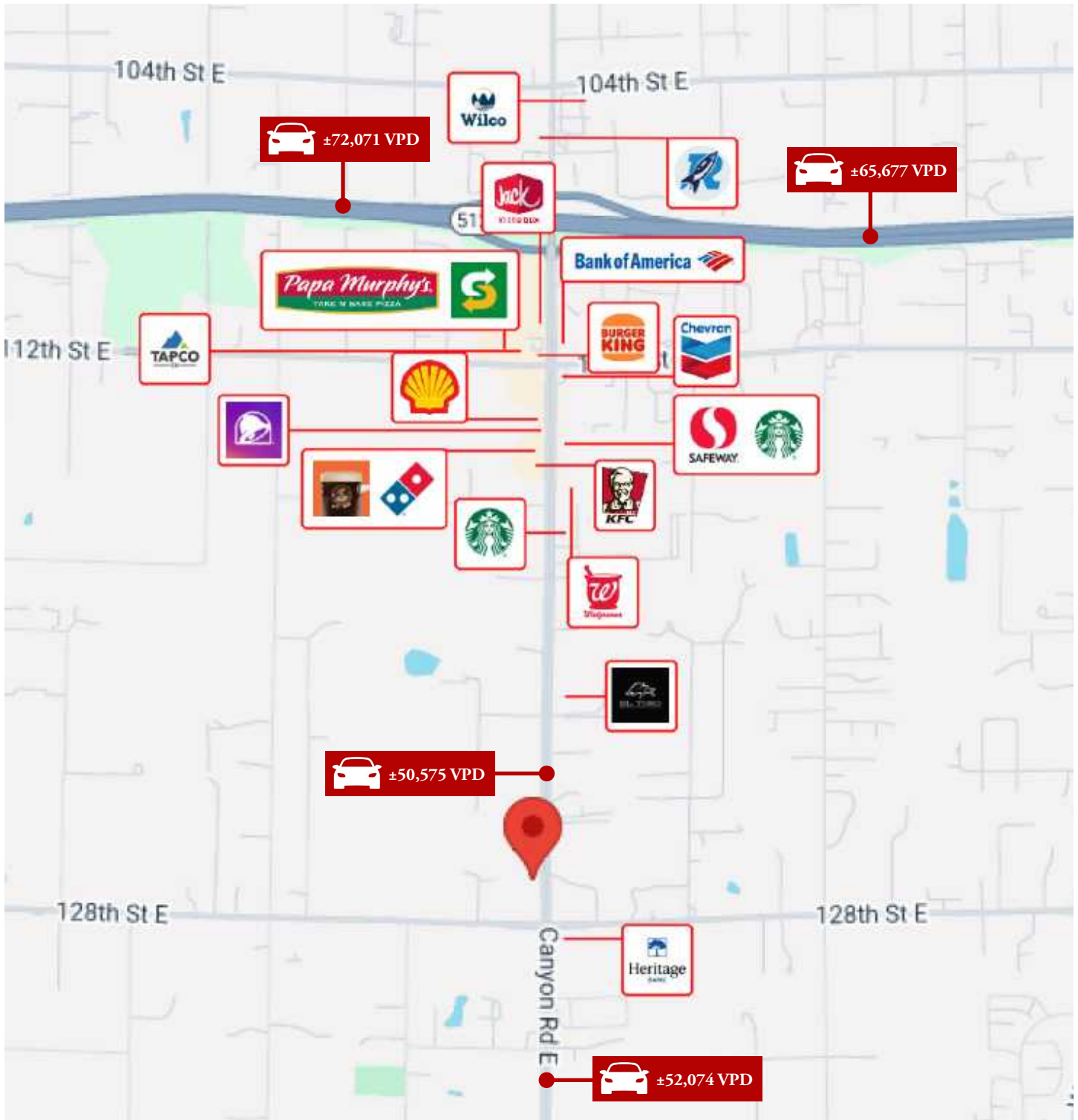


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# BUSINESS MAP

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