

TALLON LANE

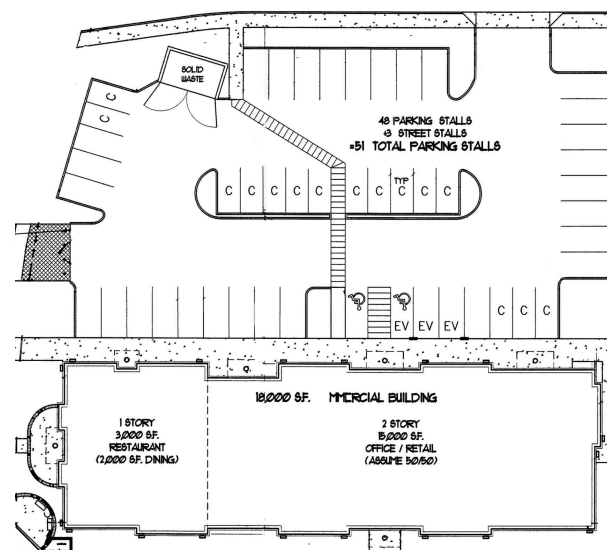
Development Site

SITE

LISTING INFORMATION

ADDRESS:	8725 Tallon Ln NE, Lacey WA
SALE PRICE:	\$1,300,000
LOT SF:	40,956 SF
PARCEL NUMBER:	52960000100
ZONING:	Mixed Use
PROPOSED BUILDING:	15,000 SF Total
FLOOR ONE:	7,500 SF Retail Space
FLOOR TWO:	7,500 SF Office Space
PROPOSED END CAP:	3,000 SF Restaurant Space

SITE PLAN



The information provided herein is from sources we deem reliable, however it is provided without any guarantee or representation as to its accuracy. Prospective parties should independently verify all information prior to entering into any agreements.

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

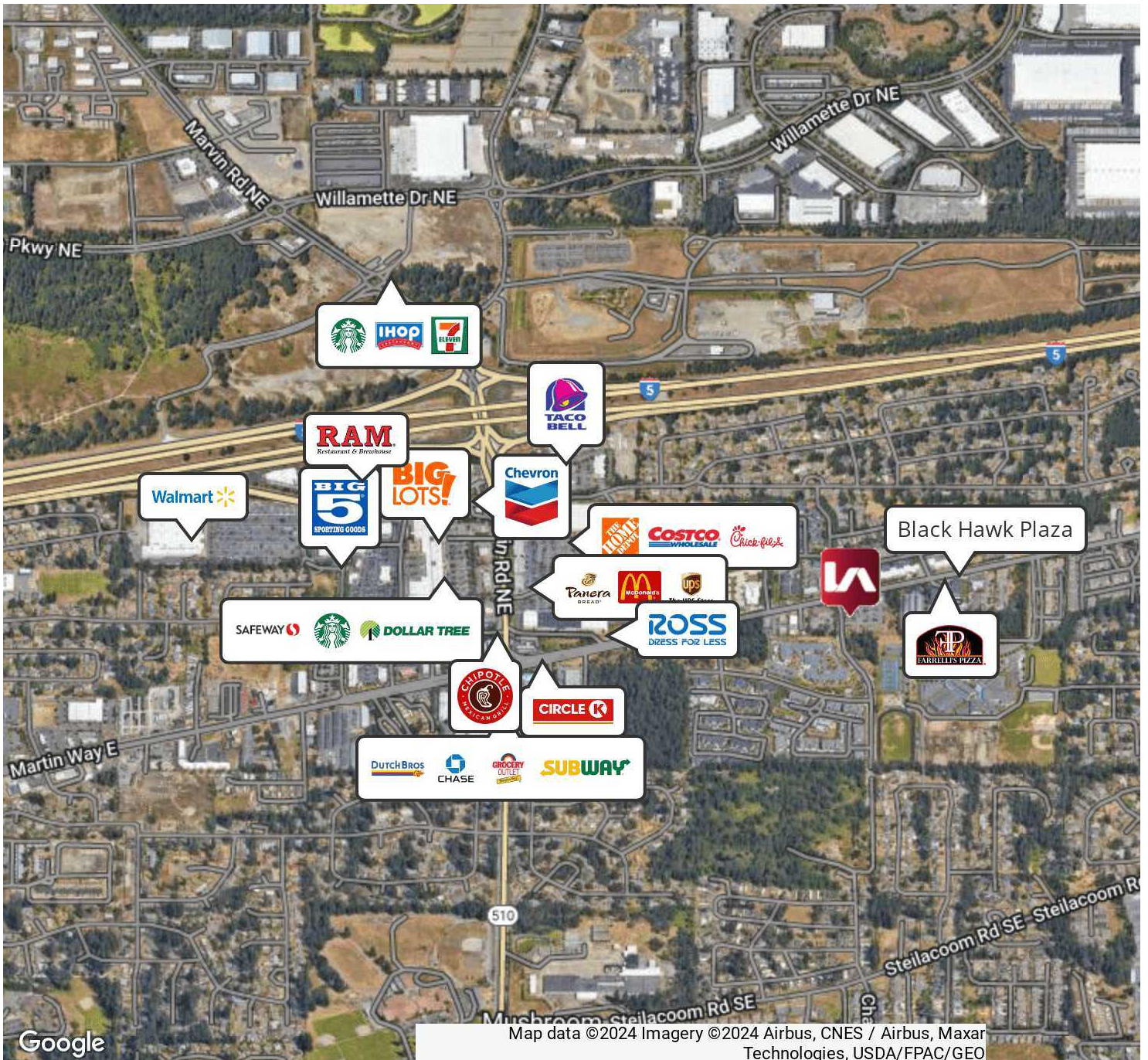
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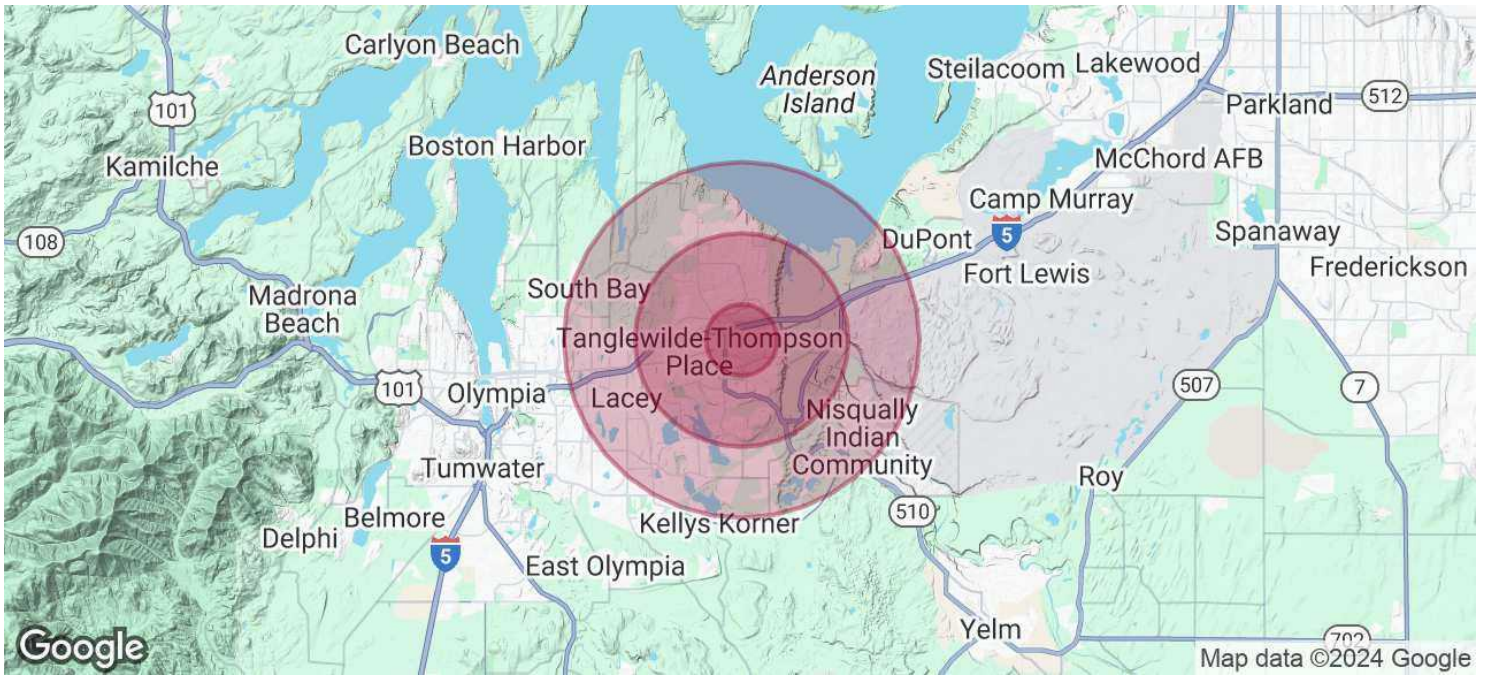


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,110	49,577	103,519
AVERAGE AGE	36	39	40
AVERAGE AGE (MALE)	35	38	39
AVERAGE AGE (FEMALE)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,972	18,559	39,590
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$104,660	\$107,183	\$109,073

Demographics data derived from AlphaMap