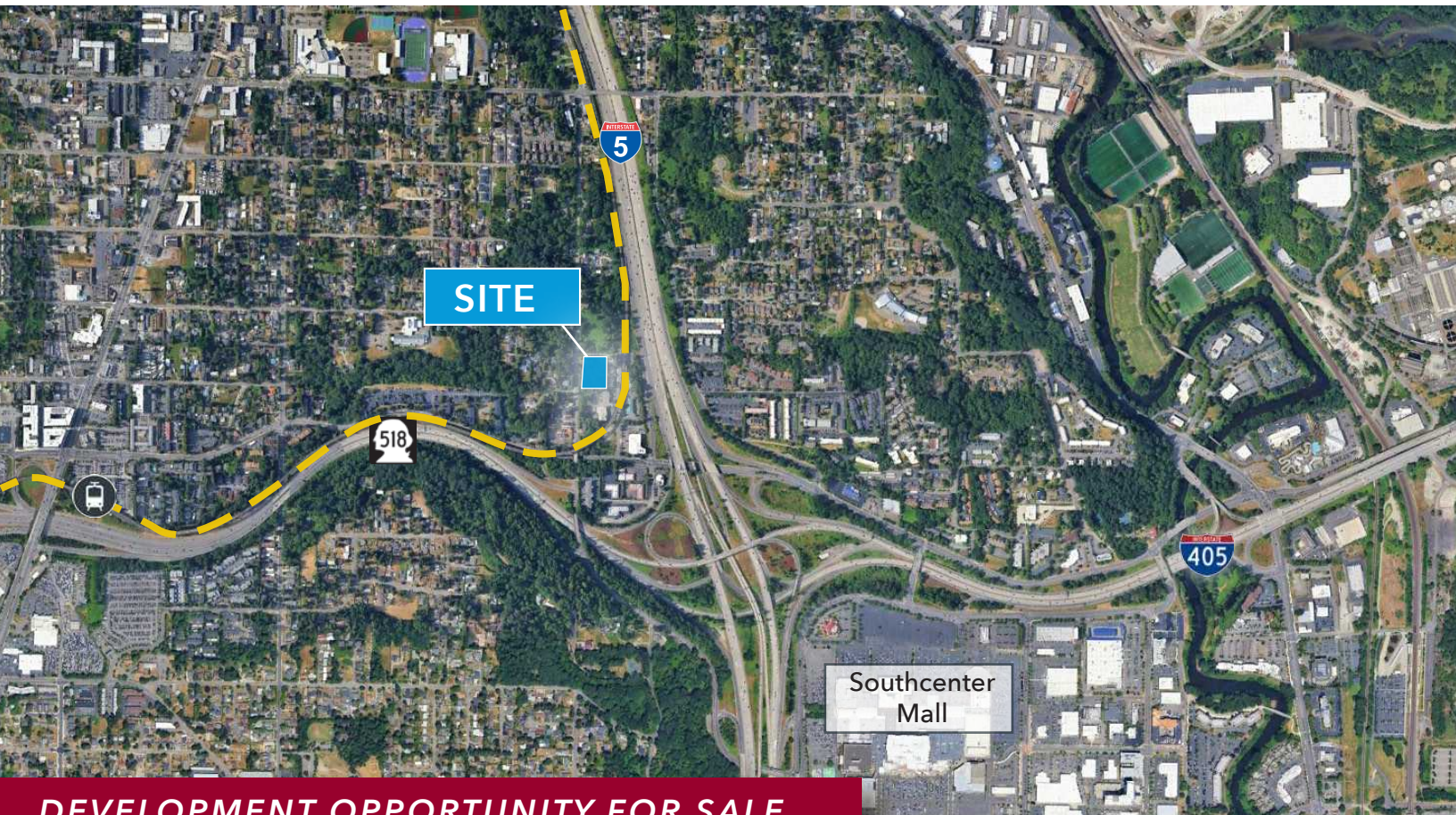


TUKWILA LAND

5119 S 151ST STREET, TUKWILA, WA 98188



DEVELOPMENT OPPORTUNITY FOR SALE

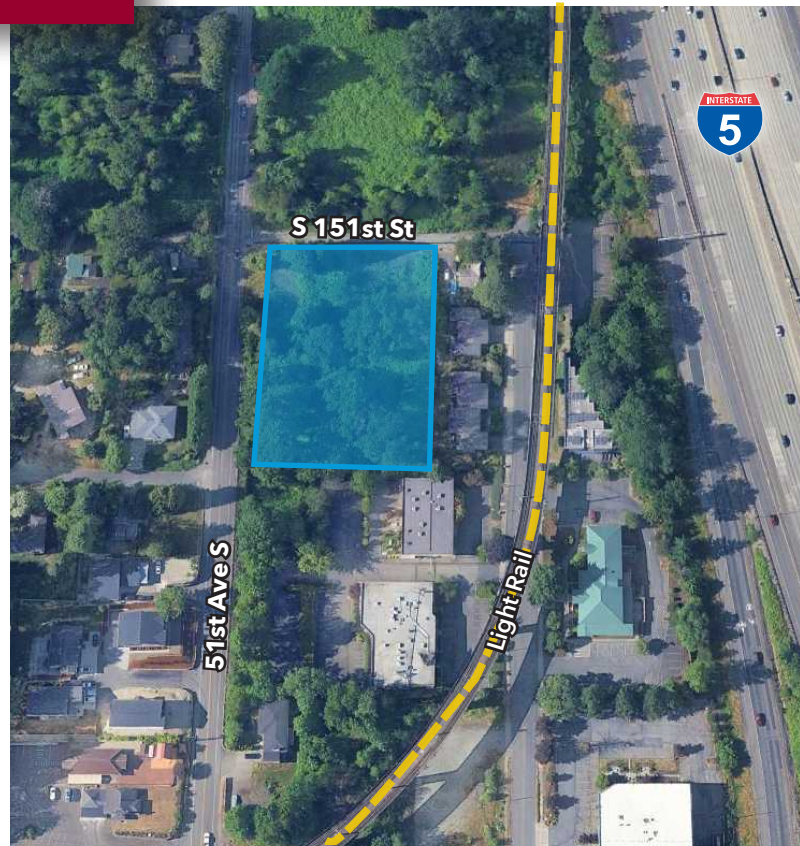
LISTING INFORMATION

TOTAL SIZE:	±1.59 Acres (±69,424 SF)
PARCEL:	9844400035
ZONING:	Office (potential for rezone)
SALE PRICE:	\$1,000,000 (\$14.40 PSF)

COMMENTS

Ready for you to develop! Conveniently located just off of I-5 and Southcenter Blvd with excellent access to both I-5 and I-405. Only 3 miles to the main terminal of Seattle-Tacoma International Airport. One mile from the Tukwila-International Blvd light rail stop, providing easy connectivity to the Puget Sound region.

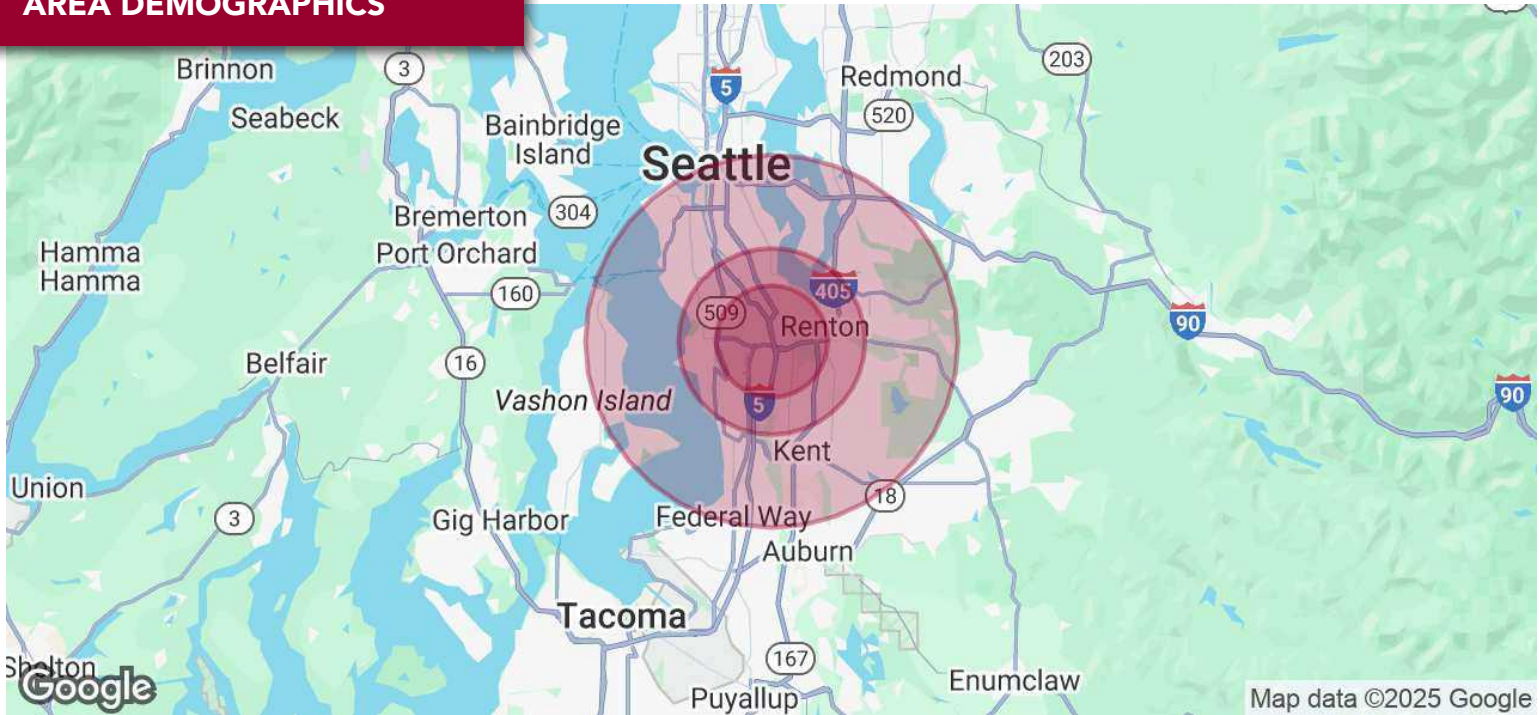
Surrounded by an abundance of dining, retail and entertainment options.



TUKWILA LAND DEVELOPMENT

5119 S 151st Street, Tukwila, WA

AREA DEMOGRAPHICS



POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	90,485	279,834	844,398
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	33,187	104,663	324,146
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$108,176	\$121,559	\$151,643
AVERAGE HOUSE VALUE	\$603,604	\$679,686	\$838,743

Demographics data derived from AlphaMap

CONTACT

Kyle Prosser

kprosser@lee-associates.com

D 253.444.3025

Tom Brown

tbrown@lee-associates.com

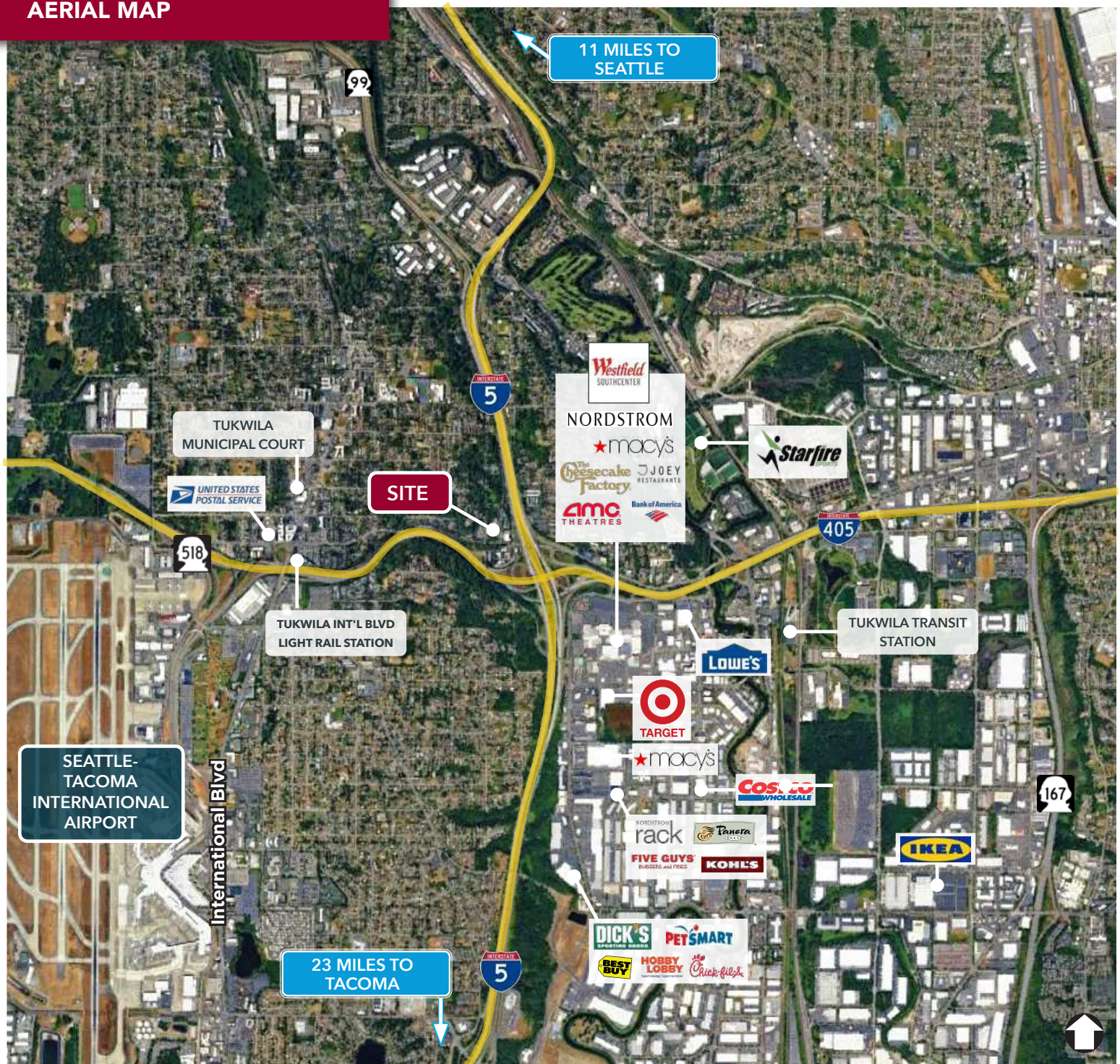
D 253.444.3024

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

TUKWILA LAND DEVELOPMENT

5119 S 151st Street, Tukwila, WA

AERIAL MAP



CONTACT

Kyle Prosser

kprosser@lee-associates.com

D 253.444.3025

Tom Brown

tbrown@lee-associates.com

D 253.444.3024

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.