

# TOK

COMMERCIAL

# 2500 E LINCOLN AVE

RETAIL PAD FOR FOR SALE | SUNNYSIDE, WA 98944

**LOT 201**  
0.49 ACRES

**LOT 202**  
0.92 ACRES

## CONTACT

**DREW ULRICK, SIOR**

509.606.5055

drew@tokcommercial.com

## HIGHLIGHTS

Significant development opportunity in high-exposure location at major crossroads and visible from Yakima Valley Hwy

Fully entitled with infrastructure in place

Surrounded by quality new development

## DETAILS

LOT	SIZE	SALE PRICE
Lot 201	0.49 AC	\$494,960
Lot 202	0.92 AC	\$922,921

PROPERTY TYPE	Retail Pad
PRICE/SF	\$23.00/SF
ZONING	M1

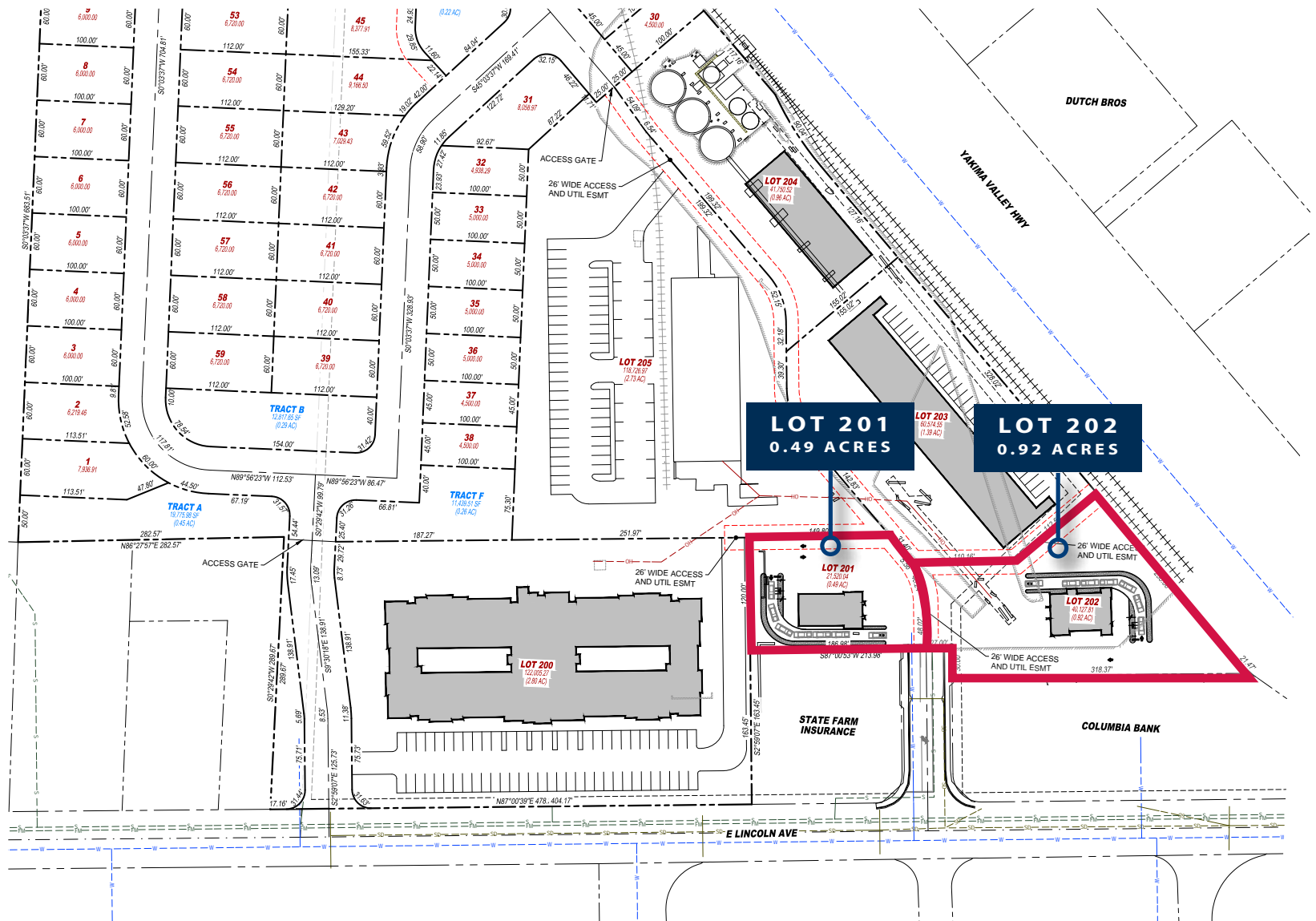
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# SITE PLAN



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# AERIAL MAP

## SURROUNDED BY RETAIL SYNERGY



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# 1 MILE RADIUS



POPULATION  
**4,975**



TOTAL RETAIL EXPENDITURE  
**\$64.01M**



AVG. HOUSEHOLD INC.  
**\$67,171**

# 3 MILE RADIUS



POPULATION  
**20,946**



TOTAL RETAIL EXPENDITURE  
**\$264.55M**



AVG. HOUSEHOLD INC.  
**\$80,694**

# 5 MILE RADIUS



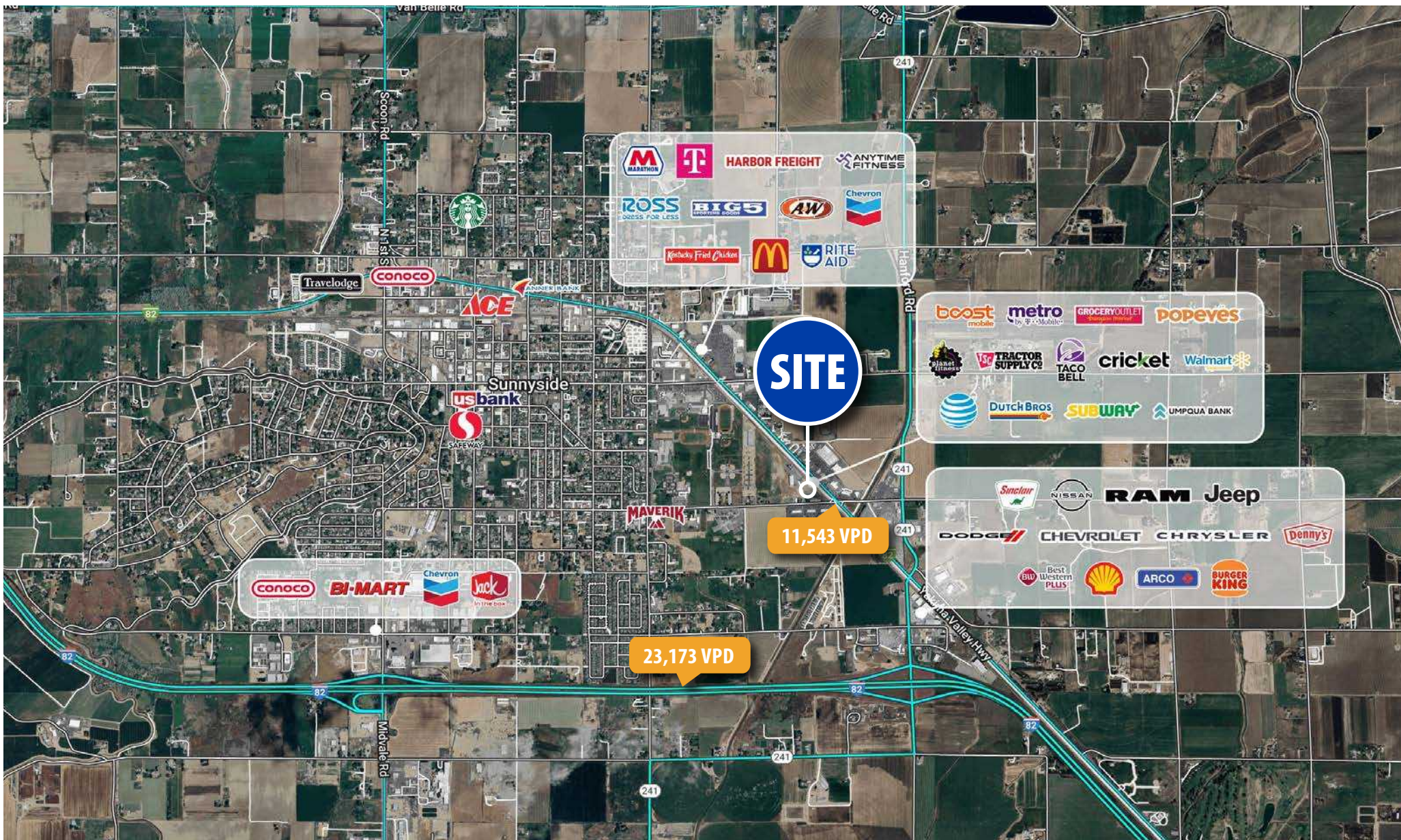
POPULATION  
**25,231**



TOTAL RETAIL EXPENDITURE  
**\$360.16M**



AVG. HOUSEHOLD INC.  
**\$83,122**



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