

For Sale 1009 Meridian Ave E

EDGEWOOD, WA

LOT SIZE

2.6 Acres

ZONING

Commercial (C)

SALE PRICE

\$2,300,000

MERIDIAN AVE E

KYLE STERLING

425 586 5608

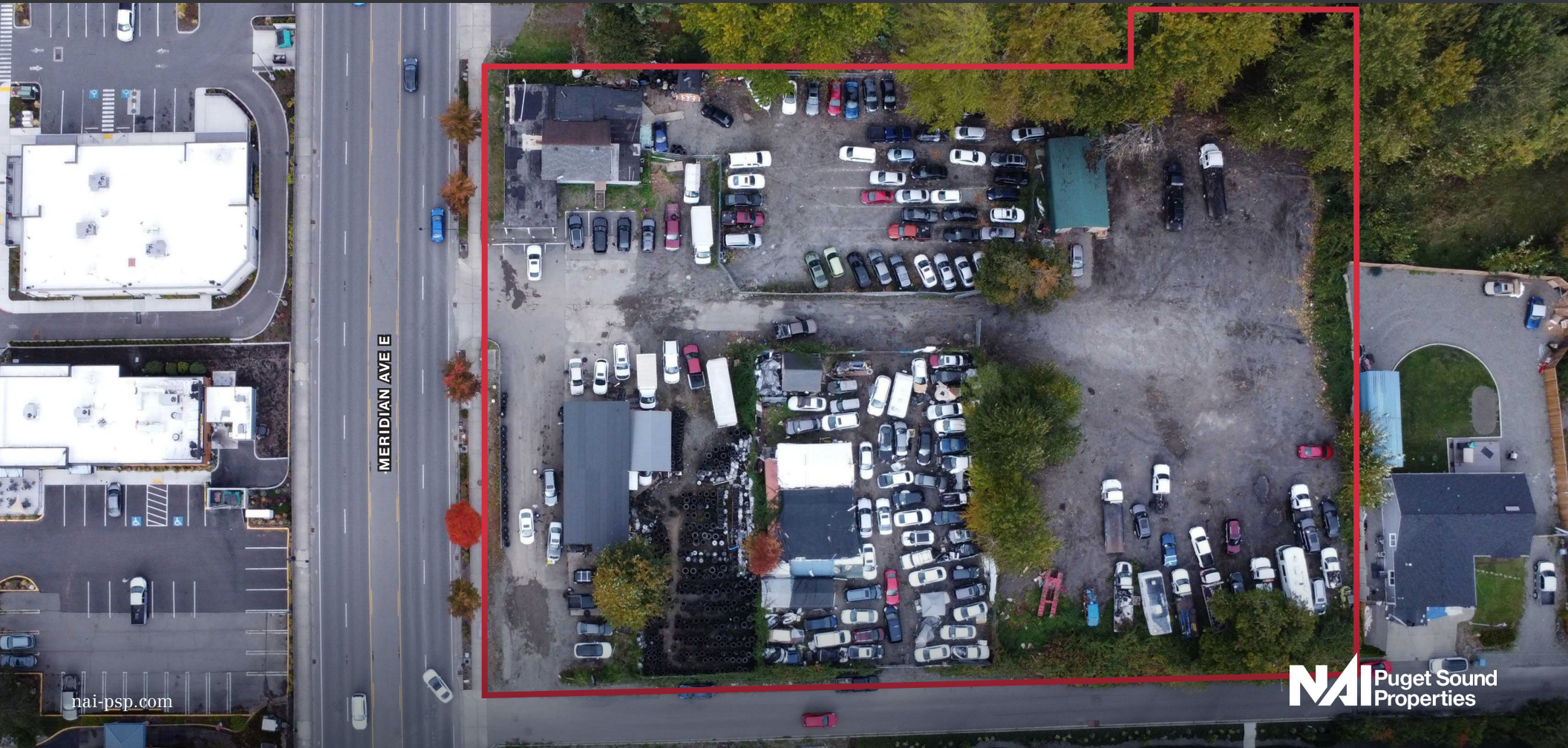
ksterling@nai-psp.com

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NAI Puget Sound
Properties

Property Highlights

- Prime location just off Meridian Avenue, directly across the street from Surprise Lake Square, a grocery anchored shopping featuring Safeway, Grocery Outlet, Anytime Fitness, MOD Pizza and other national tenants.
- Property is benefited by a corner lot location, relatively flat topography, efficient parcel shape, and great visibility and frontage along Meridian Avenue.
- Ideally situated on the best corner of Milton/Edgewood, with significant recent commercial development in the immediate area.
- The property is zoned Commercial (C) within the City of Edgewood jurisdiction, which allows for retail, office, apartments/townhomes, and automotive uses as a Conditional Use. [Link to Zoning Use Table.](#)
- There are currently several tenants on short-term leases, which can provide a developer with short-term cashflow during the entitlement/permitting period. Please contact broker for more details.



Retail Map



GROcery
OUTLET
bargain Market

DOLLAR TREE

KeyBank

Papa Murphy's
TAKE 'N BAKE PIZZA

ANYTIME
FITNESS

Great
Clips®

SAFeway

Domino's
Pizza

planet
fitness

DQ

indigo
URGENT CARE

HOPS & DROPS
A Neighborhood Catering Firm

Longhorn
Barbecue

MERIDIAN AVE E

1009 MERIDIAN
AVE E

VIEW POINTE
SELF STORAGE

Tires
LES SCHWAB

Market Overview

Edgewood is a growing suburban city in northern Pierce County, Washington, known for its small-town charm, rural feel, and family-oriented atmosphere. Located on a hill overlooking the Puyallup Valley, it offers scenic views of Mount Rainier and is conveniently situated for commuters traveling to larger cities like Tacoma and Seattle.

For 2025, Edgewood, Washington, has a growing population with an estimated 13,820 residents and a highly competitive, fast-moving real estate market. The city is characterized by affluent demographics, with high average household incomes and homeownership rates, and a lower-than-average poverty rate.

DEMOGRAPHICS AND POPULATION



POPULATION

Edgewood's 2025 population is estimated to be 13,820, continuing an annual growth rate of over 2% since the 2020 census.



MEDIAN AGE

The median age in Edgewood is approximately 38.8 years.



HOUSEHOLD INCOME

The average household income is estimated at \$141,073, with a median household income of \$114,342, which is significantly higher than the average for Pierce County.



HOMEOWNERSHIP

The homeownership rate is high, at nearly 70%.

RECENT ECONOMIC DEVELOPMENTS

As part of Pierce County, Edgewood benefits from the regional economy, which is showing resilience despite challenges.

- + **GROWTH:** The Pierce County economy is forecasted to see modest growth in 2025, with gains in personal income and job creation.
- + **EMPLOYMENT:** Job growth is expected, particularly in education, health services, and trade sectors.
- + **HOUSING AFFORDABILITY CHALLENGES:** High interest rates continue to affect housing affordability, a persistent challenge in the county.
- + **RETAIL:** Retail sales are showing signs of rebounding in 2025 after a decline the previous year.