

# LITTLEROCK ROUNABOUT LAND

5945 Littlerock Road SW  
Tumwater, Washington



**1.52 ACRE PAD READY LAND**

**FOR SALE**

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COMMERCIAL REAL ESTATE SERVICES

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# PROPOSED SITE PLAN

1.52 Acre retail pad for sale, located at the roundabout across from Walmart with great visibility and access. Great access to the roundabout. New tenants across the street include a Towneplace Suites Marriott, Starbucks, Wendy's and more.



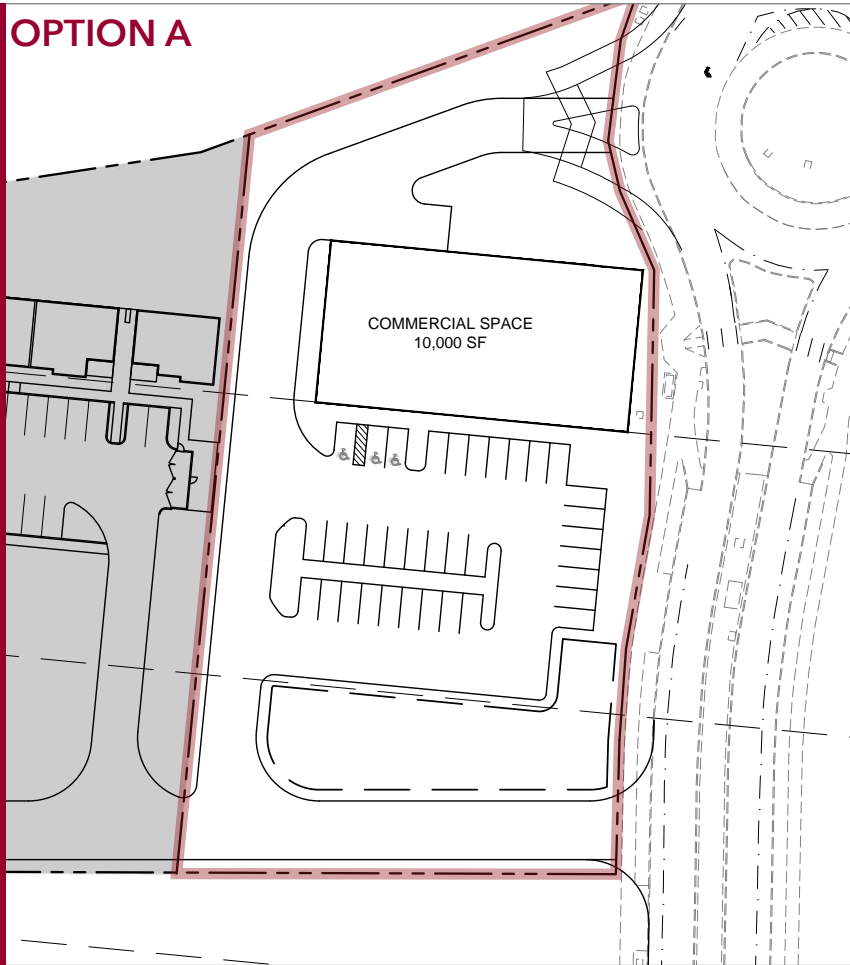
# SITE PLAN



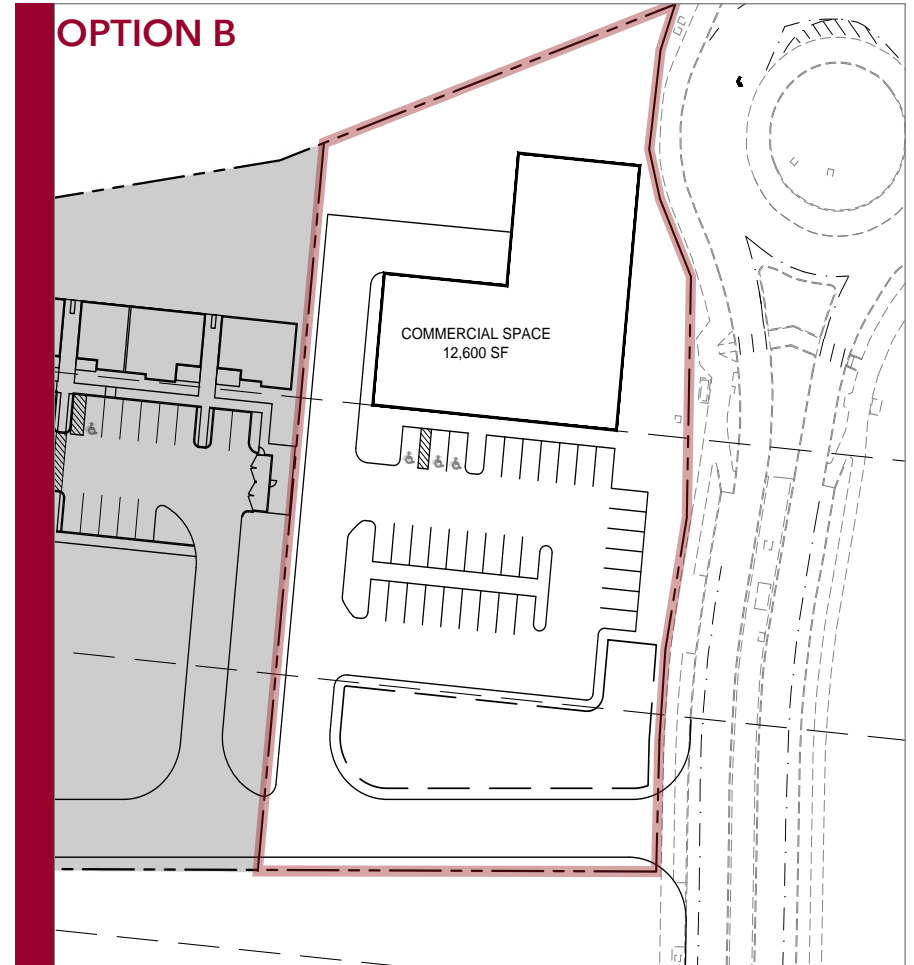
<b>LAND AREA:</b>	Approximately 1.52 acres
<b>PARCEL NUMBER(S):</b>	Short plat in process; shall be completed prior to closing at no cost to Buyer
<b>ZONING:</b>	General Commercial (GC)
<b>SALE PRICE:</b>	\$1,150,000
<b>PERMITTED USES:</b>	Restaurants, drive-thrus, banks, gyms, general retail, gas, medical, daycare, car wash

# DEVELOPMENT ALTERNATIVES

OPTION A



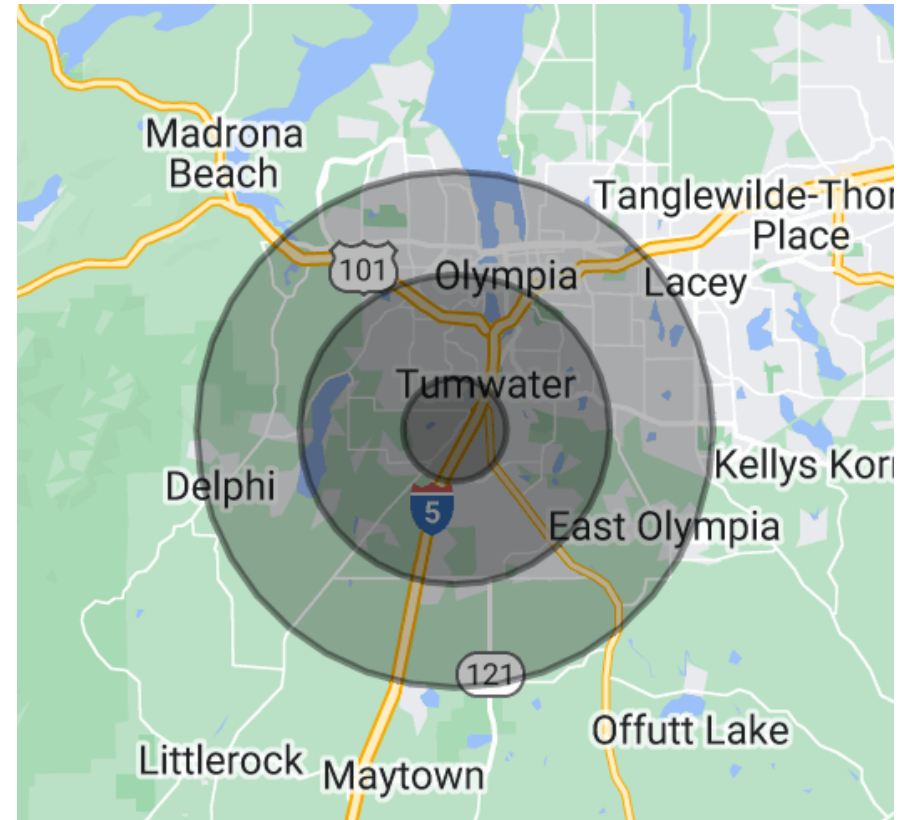
OPTION B



# MARKET STATISTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,568	42,506	104,814
Average Age	43	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,608	17,702	44,033
Average HH Income	\$84,742	\$109,634	\$107,358



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