

INTELCO LOOP PROPERTY

4517 INTELCO LOOP SE, LACEY WA 98503

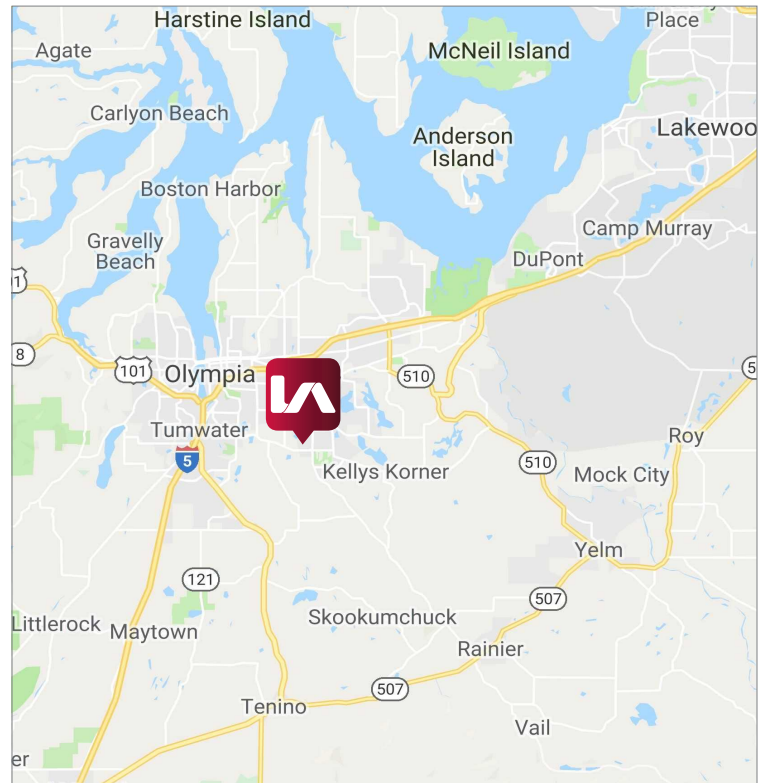


PROPERTY INFORMATION

LOT SIZE:	43,124 SF +1/2 interest in Tracts A & B (17,197 SF)
SALE PRICE:	\$595,000
PARCEL NUMBER:	58050000901
ZONING:	Community Office (CO)

LOCATION DESCRIPTION

- » Binding Site Plan allows for a 10,000 SF building
- » Shared access with adjacent tenant
- » Portion of parking is in place
- » The storm drain retention is in place
- » No traffic mitigation
- » All utilities to site
- » Undivided 50% interest in Tracts A & B add an additional 17,197 SF
- » Owner will build to suit for tenant



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PROPERTY AERIAL



OWNER WILL BUILD TO SUIT FOR TENANT



LOCATED IN A THRIVING COMMERCIAL DISTRICT



OPPORTUNITY FOR A 10,000 SF BUILDING



ALL UTILITIES TO SITE



UNDIVIDED 50% INTEREST IN TRACTS A & B
ADD AN ADDITIONAL 17,197 SF

CONTACT

Rachel Corp

rcorp@lee-associates.com

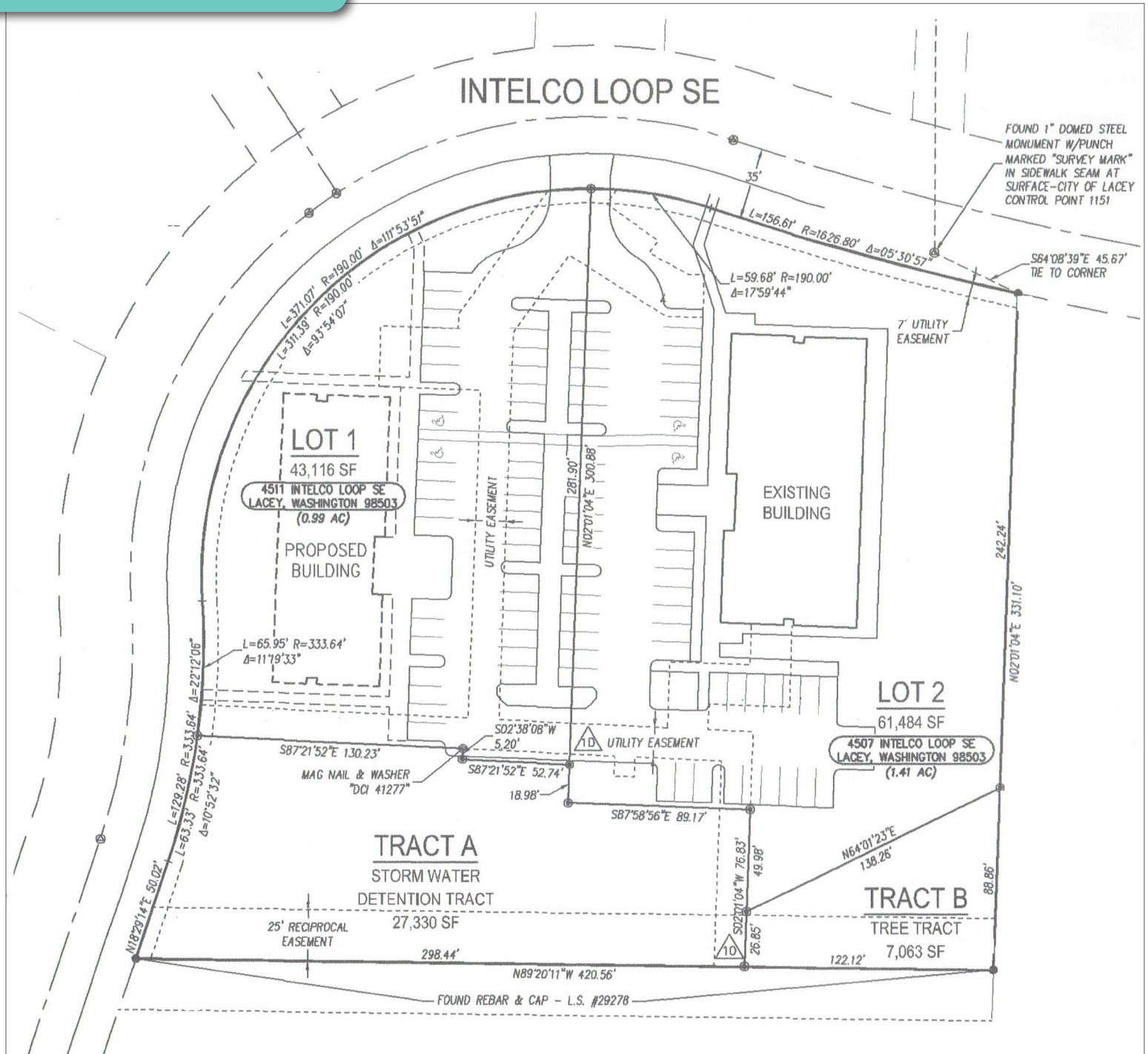
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SITE PLAN



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LOCAL AMENITIES



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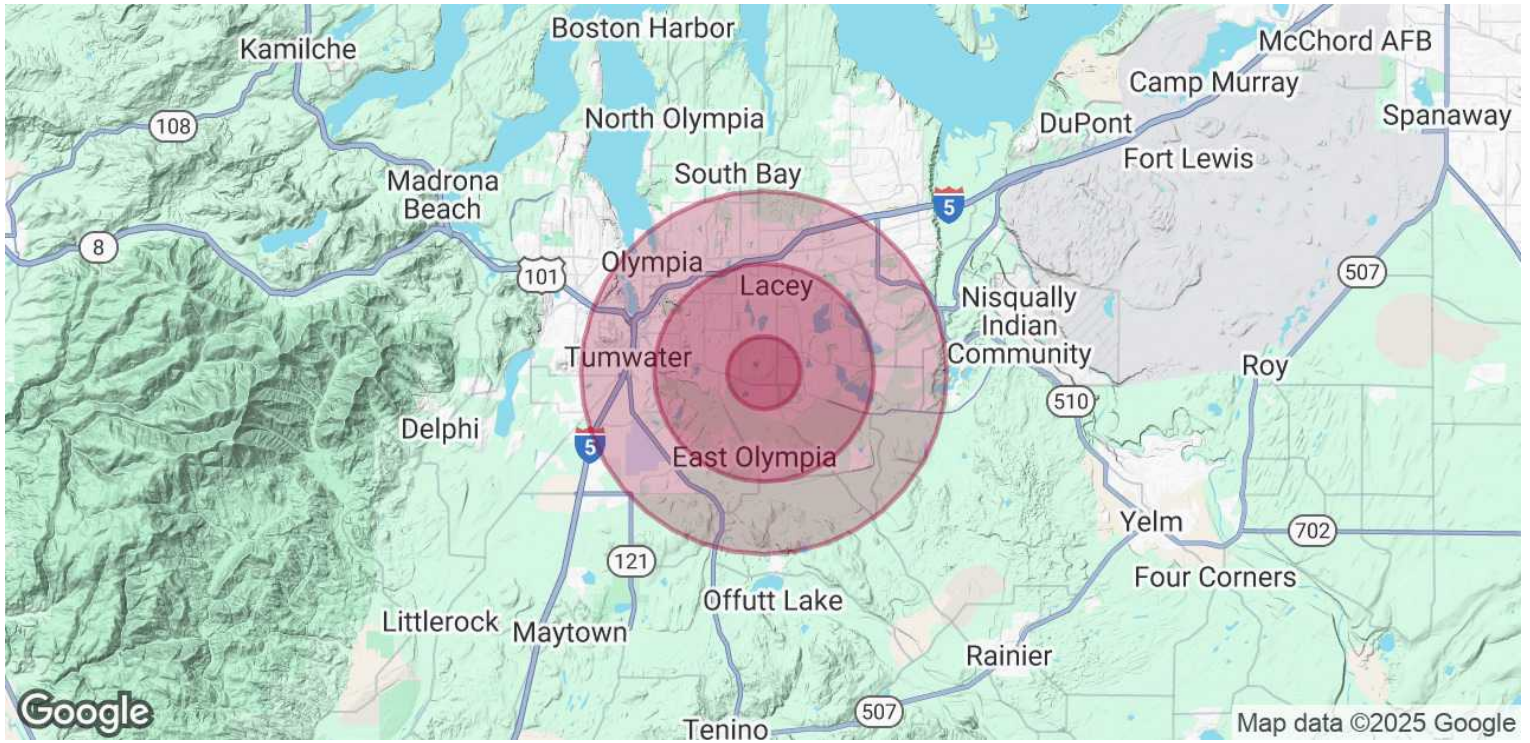
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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,265	71,401	142,648
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,198	27,672	57,116
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$98,309	\$110,859	\$106,744
AVERAGE HOUSE VALUE	\$436,719	\$493,499	\$481,218

Demographics data derived from AlphaMap

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