



FOR SALE

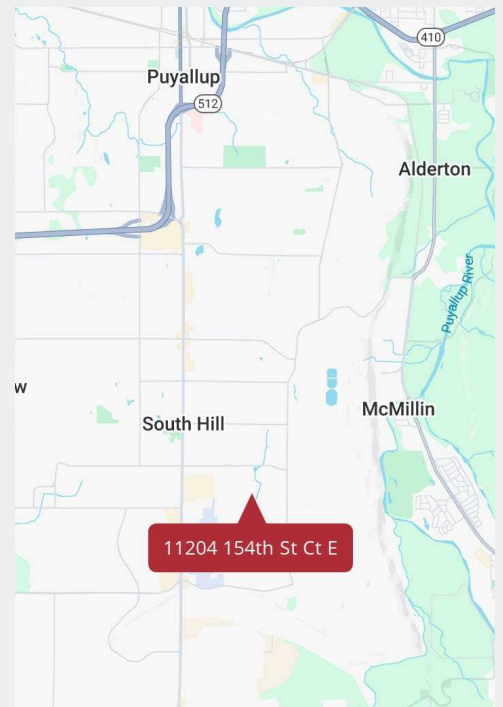
South Hill
Industrial Land

11204 154th Street Ct E

Puyallup, WA 98374

PROPERTY HIGHLIGHTS

- + 5.13 Acres (223,463 SF)
- + 3,500+ SF Home/Office with 5,295 SF Shop Space
- + Pierce County Jurisdiction
- + EC Zoning
- + Ideal for Contractor's Yard, Equipment Storage
- + Close proximity to Thun Field, Frederickson, and 30 minutes from Port of Tacoma
- + Offered for Sale at \$2,950,000 (\$13.21 PSF)



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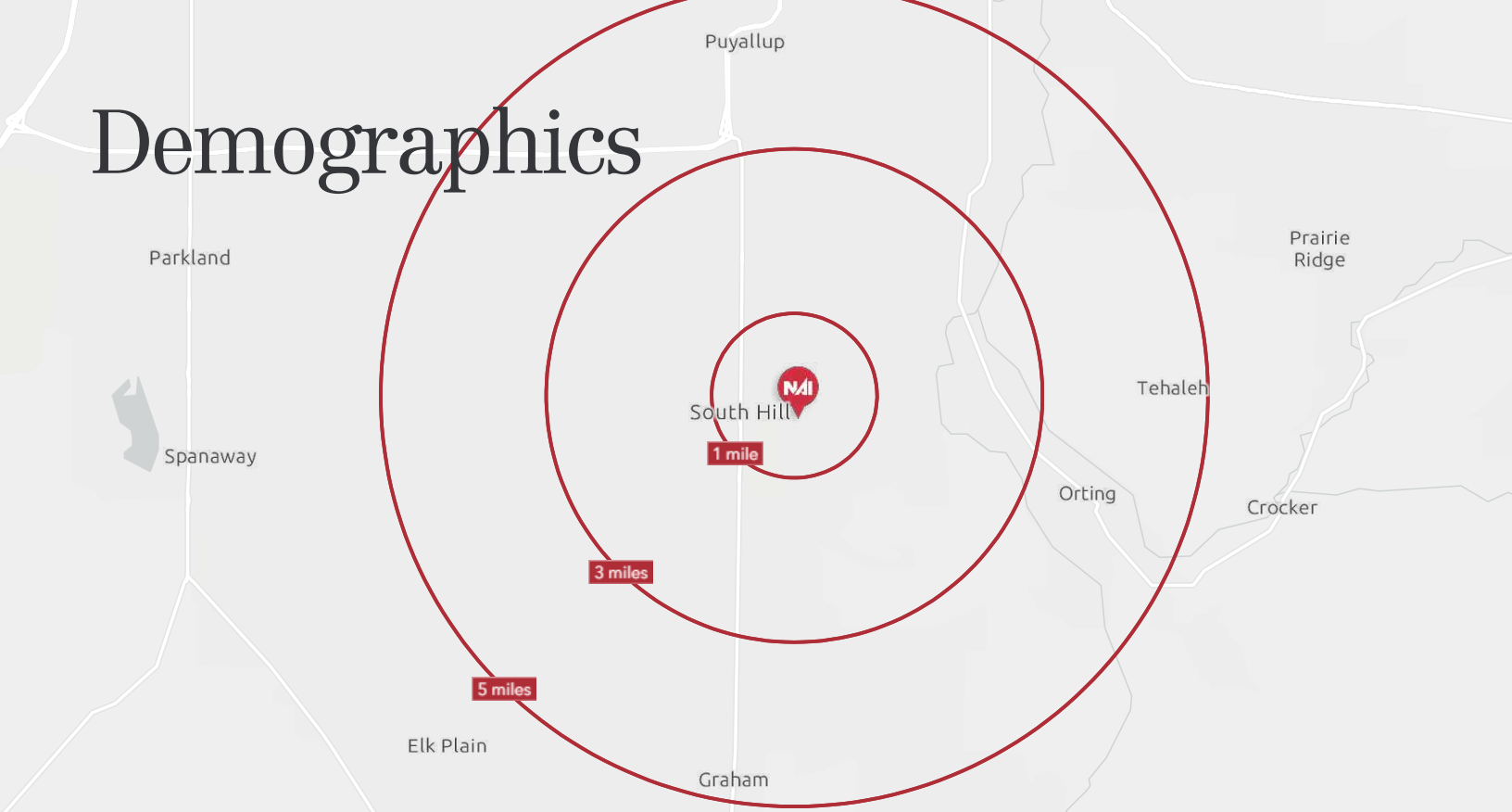


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Demographics



11204 154TH STREET CT E, PUYALLUP, WA

	1 MILE	3 MILES	5 MILES
Population	8,587	98,050	182,802
2030 Population	8,883	101,807	189,041
Households	3,044	33,013	63,052
Median Age	38.0	35.9	36.7
Median HH Income	\$123,496	\$114,611	\$116,391
Average HH Income	\$141,227	\$137,652	\$138,641

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