

FOR SALE

3222 56th Street
Gig Harbor, WA 98335



SECOND GEN RESTAURANT

Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

3222 56th STREET is located in a well-established Gig Harbor neighborhood just off a primary arterial, this freestanding commercial property offers strong accessibility and proximity to surrounding residential communities and local amenities. The site presents a compelling investment or redevelopment opportunity, with an existing building that can support continued restaurant use or conversion to office or medical, along with long-term upside through repositioning or future development.

FOR SALE

PARCEL NO.:	221177050
LOT SIZE:	0.720 acre 31,363 SF
BUILDING SIZE:	3,556 SF
ZONING:	B-2: General Business District
ASKING PRICE:	\$1,900,000



Population



Average HH Income

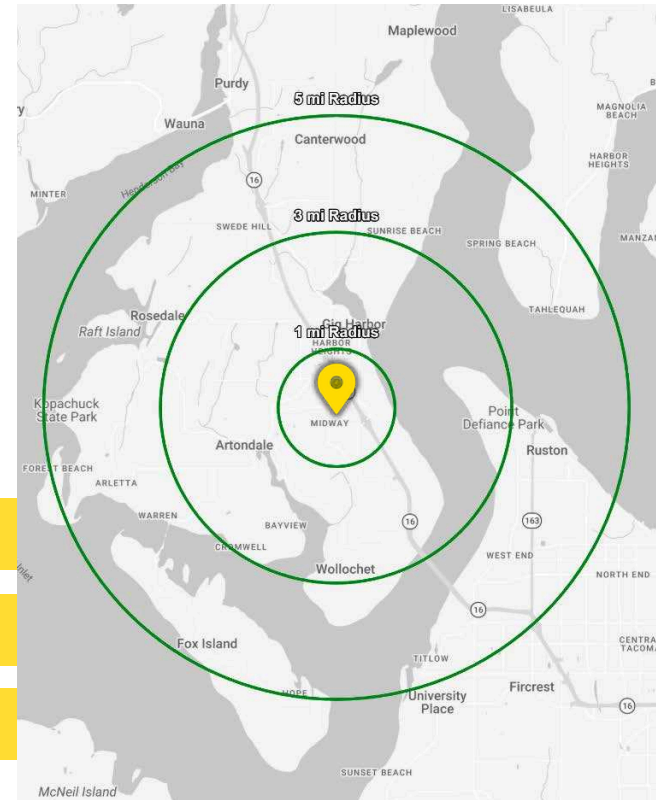


Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	7,457	\$168,266	8,072
Mile 3	27,232	\$178,151	21,300
Mile 5	81,928	\$172,224	51,911

NEARBY RETAIL



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



2 mins from HWY-16 on/off ramp to East & West



Located near dense retail & office parks

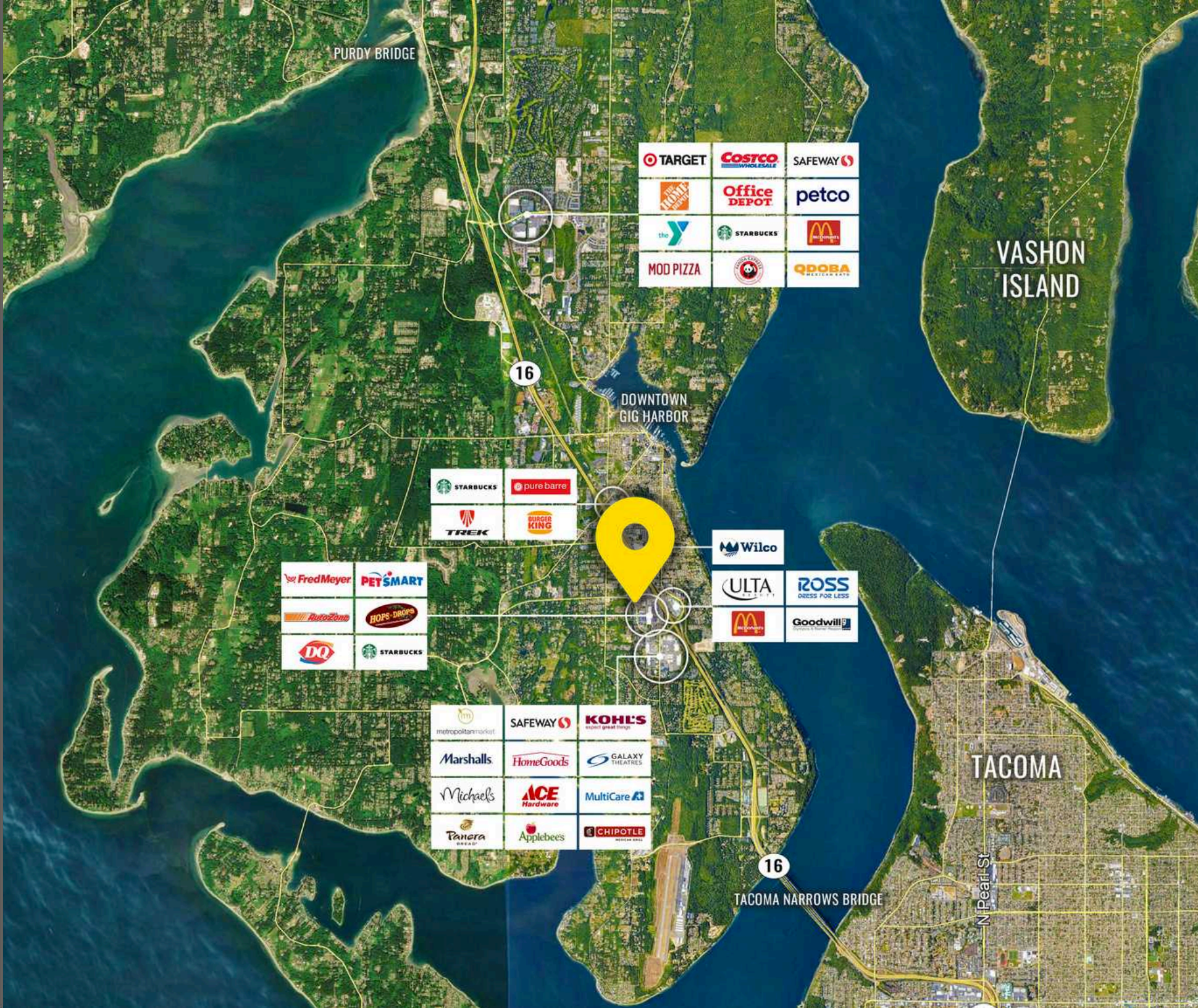


71,500 CPD on HWY-16



15,375 CPD 56th Street

LOCATION AERIAL



PURDY BRIDGE

TARGET	COSTCO WHOLESALE	SAFWAY
Office DEPOT	petco	McDonald's
the Y	STARBUCKS	McDonald's
MOD PIZZA	QDOBA MEXICAN GRILL	

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DOWNTOWN GIG HARBOR

VASHON ISLAND

STARBUCKS	pure barre
TREK	BURGER KING



Wilco	ULTA beauty	ROSS DRESS FOR LESS
McDonald's	Goodwill	

Fred Meyer	PET SMART
DuckZoo	HOP'S-DROPS
DQ	STARBUCKS

metropolitan market	SAFWAY	KOHL'S
Marshalls	HomeGoods	GALAXY THEATRES
Michaels	ACE Hardware	MultiCare
Panera BREAD	Applebee's	CHIPOTLE

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TACOMA NARROWS BRIDGE

TACOMA

N Pearl St

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

CARRIE WALKER

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