

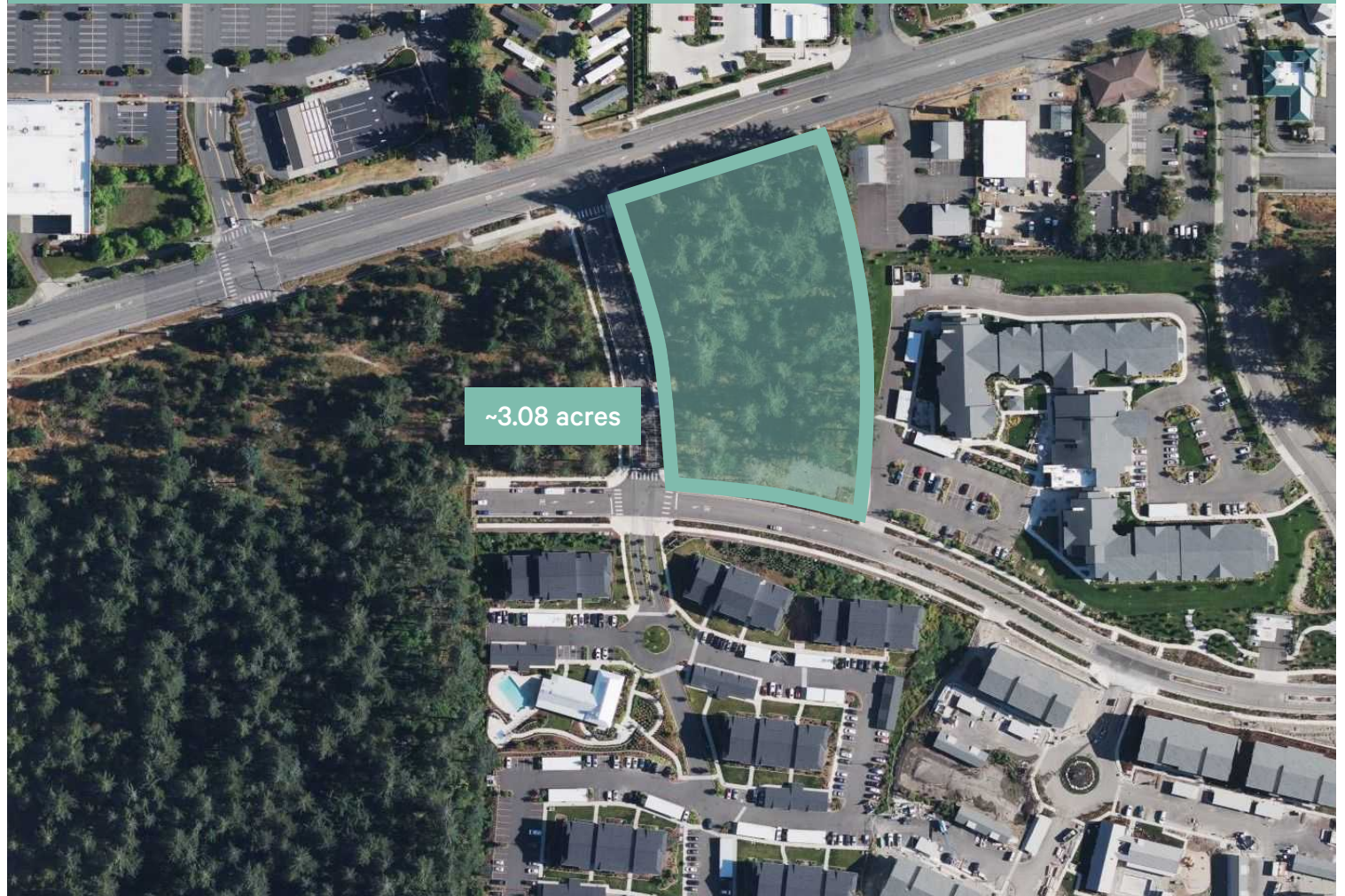
# Lacey Commercial Land

New Pricing - \$2,025,000

Prime Development in the Heart of Lacey

8501 Martin Way East  
Lacey, WA 98516

Parcel #11812330102



~3.08 acres

## Lacey Commercial Land

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# Offering Highlights

- + Priced to sell at +/- \$15.00 PSF
- + 134,164 SF available as build-to-suit or acquisition
- + Thriving retail corridor with an abundance of surrounding tenants including Costco, Chipotle, Safeway, Cabelas, Mud Bay and more
- + Zoning (MHPC – Mixed-Use High Density Corridor) is ideal for retail, office or other uses capitalizing on the strategic location
- + Location provides high visibility and easy access within a growing metropolitan area
- + Traffic Count: Marvin Road NE and Martin Way E – 27,986 cars daily

## 2024 Demographics

	1 Mile	3 Miles	5 Miles	10 Miles	
Population	<b>2024 Population - Current Year Estimate</b>	11,867	55,088	117,039	259,961
	<b>2029 Population - Five Year Projection</b>	12,517	59,170	123,097	269,677
	<b>2020-2024 Annual Population Growth Rate</b>	1.91%	2.59%	1.47%	0.97%
	<b>2024-2029 Annual Population Growth Rate</b>	1.07%	1.44%	1.01%	0.74%
	<b>2024 Median Age</b>	33.3	37.1	38.9	37.6
	<b>2024 Daytime Population</b>	10,085	46,688	103,307	262,051
Households	<b>2024 Households - Current Year Estimate</b>	4,667	20,898	45,607	100,758
	<b>2029 Households - Five Year Projection</b>	4,957	22,562	48,184	105,177
	<b>2020-2024 Compound Annual Household Growth Rate</b>	2.02%	2.77%	1.70%	1.26%
	<b>2024-2029 Annual Household Growth Rate</b>	1.21%	1.54%	1.11%	0.86%
	<b>2024 Average Household Size</b>	2.53	2.61	2.52	2.48
Household Income	<b>2024 Average Household Income</b>	\$103,690	\$113,604	\$112,328	\$115,702
	<b>2029 Average Household Income</b>	\$112,486	\$126,563	\$124,636	\$128,275
	<b>2024 Median Household Income</b>	\$84,668	\$94,595	\$92,247	\$92,734
	<b>2029 Median Household Income</b>	\$90,908	\$104,498	\$102,509	\$102,738

# Amenities Map

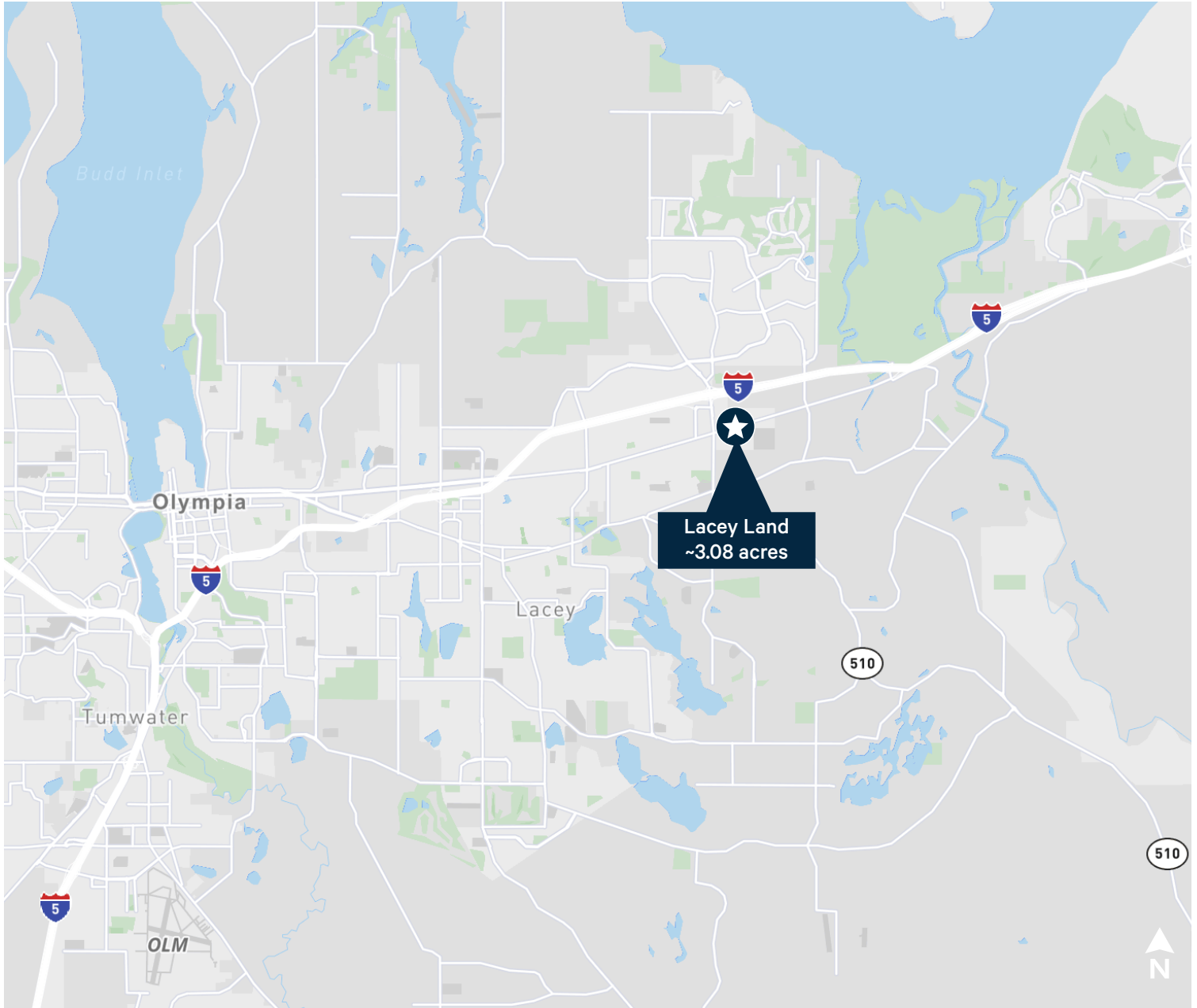


- |                       |                       |                               |
|-----------------------|-----------------------|-------------------------------|
| 1. Costco Gas Station | 11. Jack in the Box   | 21. Dollar Tree               |
| 2. Costco Wholesale   | 12. Dutch Bros Coffee | 22. Red Robin                 |
| 3. Home Depot         | 13. Rite Aid          | 23. LA Fitness                |
| 4. The UPS Store      | 14. Chipotle          | 24. Popeyes Louisiana Kitchen |
| 5. Cold Stone Cremery | 15. McDonald's        | 25. GameStop                  |
| 6. BECU Credit Union  | 16. Chick-fil-A       | 26. RAM Restaurant & Brewery  |
| 7. Petco              | 17. Burger King       | 27. Big 5 Sporting Goods      |
| 8. Ulta Beauty        | 18. Taco Time NW      | 28. FedEx Office Print & Ship |
| 9. Walgreens          | 19. Big Lots          | 29. Walmart Supercenter       |
| 10. Grocery Outlet    | 20. Safeway           | 30. WinCo Foods               |

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# For Build-to-Suit or Sale



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