

# SALE

## FEDERAL WAY DEVELOPMENT SITE

35305 - 35415 21ST AVE SW Federal Way, WA 98023



### PROPERTY DESCRIPTION

This property is surrounded by rooftops and is in close proximity to retail/shopping, services, HWY 99, 509, I5 and HWY 18. The offering consists of four parcels totaling 3.23 Acres.

Neighborhood Business (BN) allows for a variety of uses including office, retail, multifamily, restaurants, churches and many more. For more information on uses and regulations, please [click here](#) to access Federal Way Revised Code.

### OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 3.23 Acres

Zoning: Neighborhood Business (BN)

Parcels:

252103-9051 0.64 Acres

252103-9037 1.09 Acres

252103-9040 0.61 Acres

252103-9041 0.89 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,781	17,127	31,908
Total Population	13,165	47,091	84,829
Average HH Income	\$75,052	\$73,440	\$72,776

**Brandon Thomas**  
206 303 9595  
bthomas@cbcworldwide.com

**Vladimir Olyanich**  
425 615 0577  
volyanich@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**

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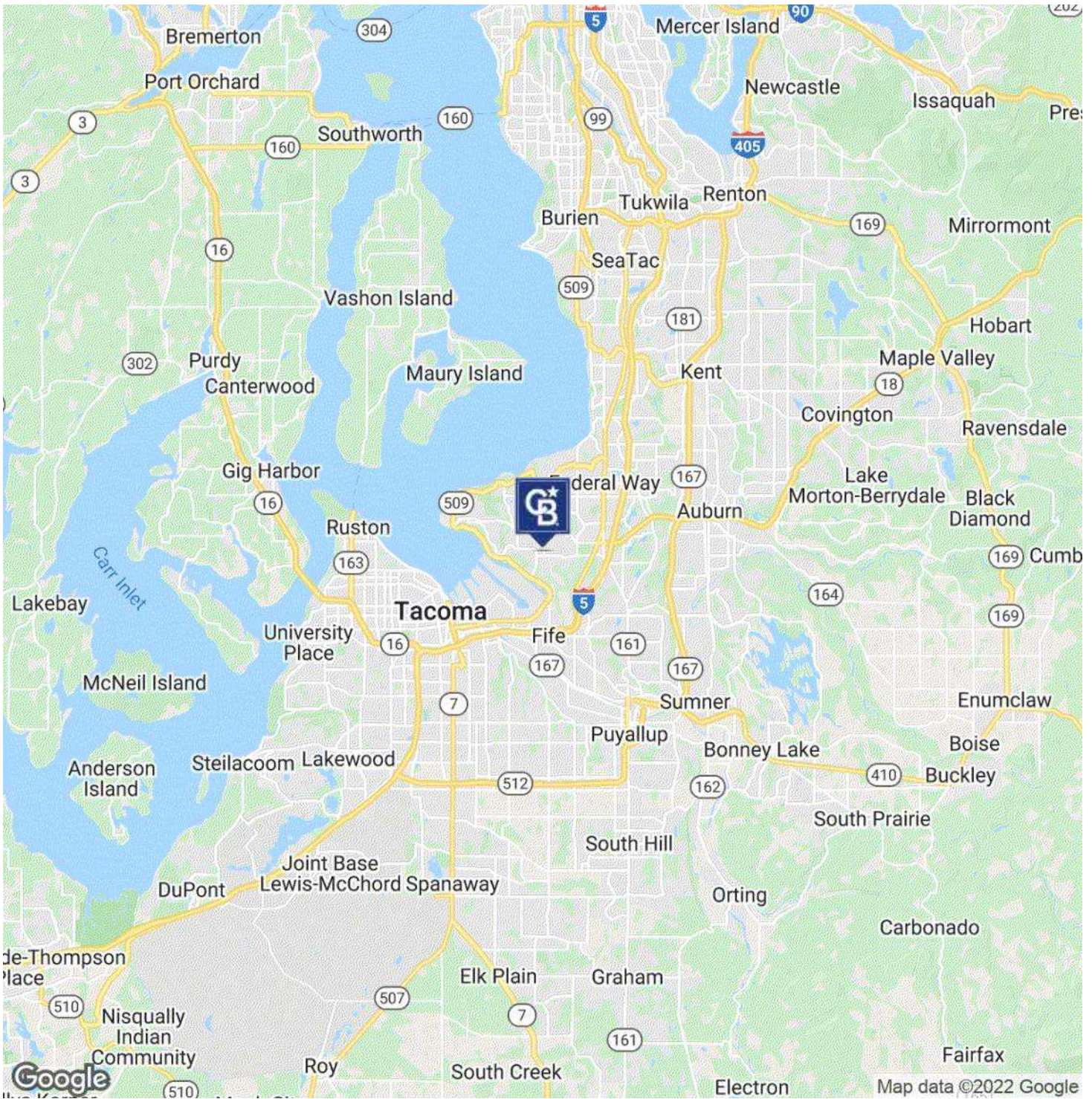


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