

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



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

Fred Meyer



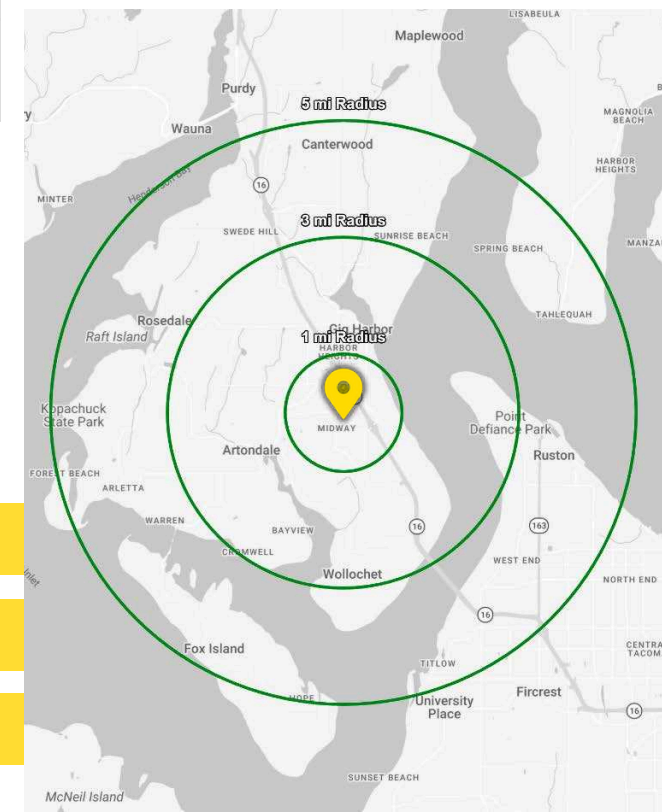
PET SMART

AutoZone

Taco Time



STARBUCKS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



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



Located near dense
retail & office parks

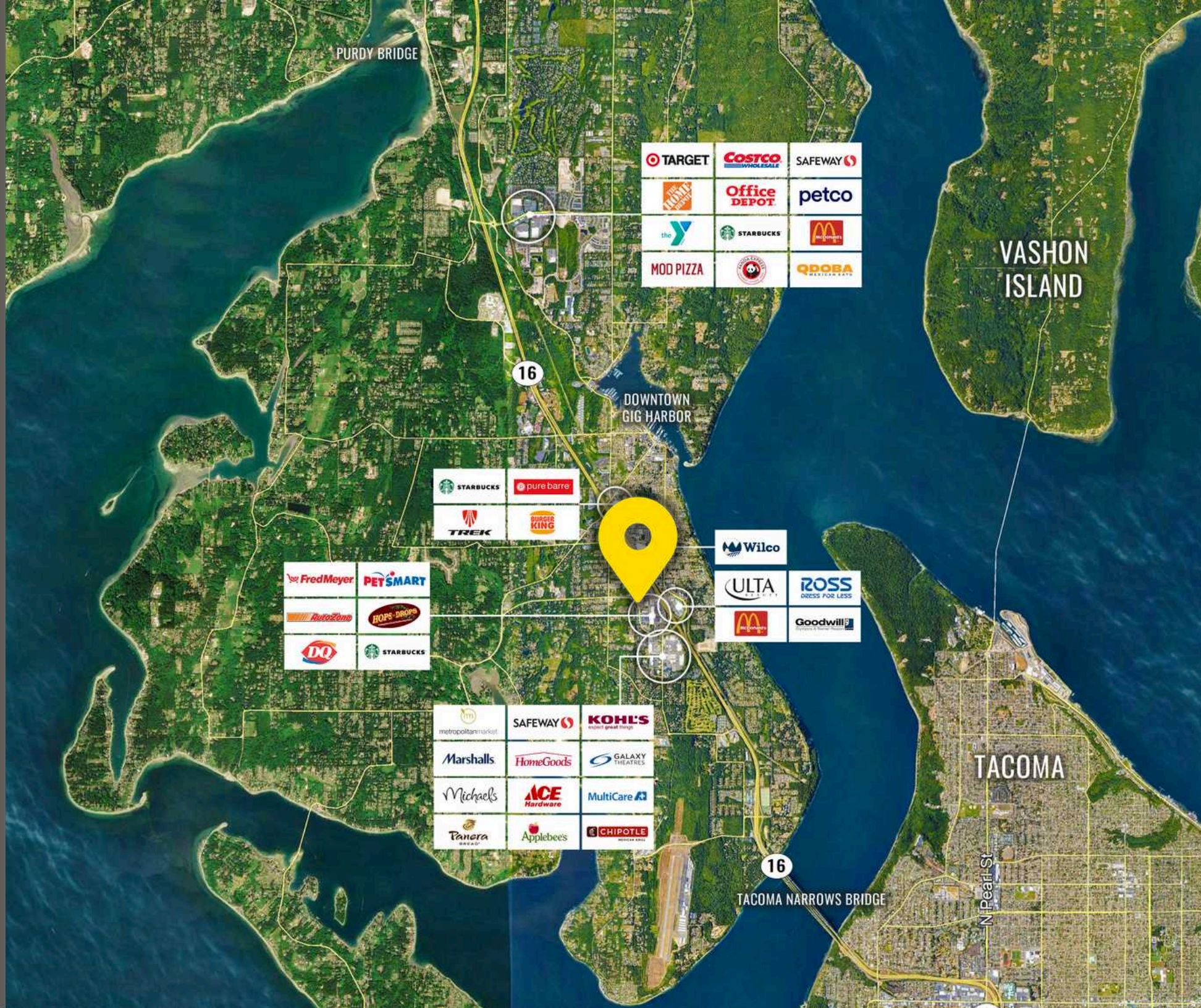


71,500 CPD
on HWY-16



15,375 CPD
56th Street

LOCATION AERIAL



PURDY BRIDGE



16

DOWNTOWN
GIG HARBOR



16

TACOMA NARROWS BRIDGE

VASHON
ISLAND

TACOMA

N Pearl St

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

CARRIE WALKER

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