

GRAVELLY LAKE DESIGN CENTER

11104 Gravelly Lake Dr SW Lakewood, WA 98499

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



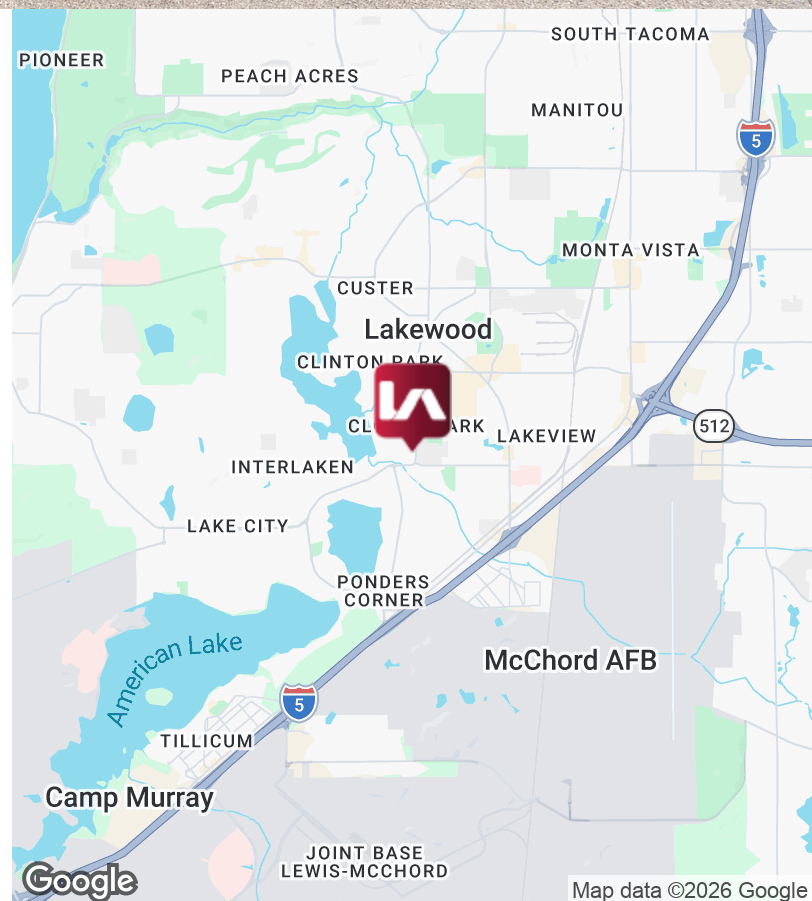
LISTING INFORMATION

ADDRESS:	11104 Gravelly Lake Dr SW, Lakewood WA
SALE PRICE	\$1,400,000
LOT SIZE:	10,720 SF
BUILDING SIZE:	5,162 SF
PARCEL NUMBER:	0219023053 & 0219023058
ZONING:	CBD - City of Lakewood
YEAR BUILT:	1938 / 2024

COMMENTS

The newly renovated property is located less than 1/2 mile from Lakewood Town Center, the property is ideally situated for a contractor office/showroom.

The CBD (Central Business District) zoning allows for a wide variety of commercial uses, including retail, office and the current use, which is a design showroom utopia. Easy access to I-5, the Lakewood business parks and JBLM.

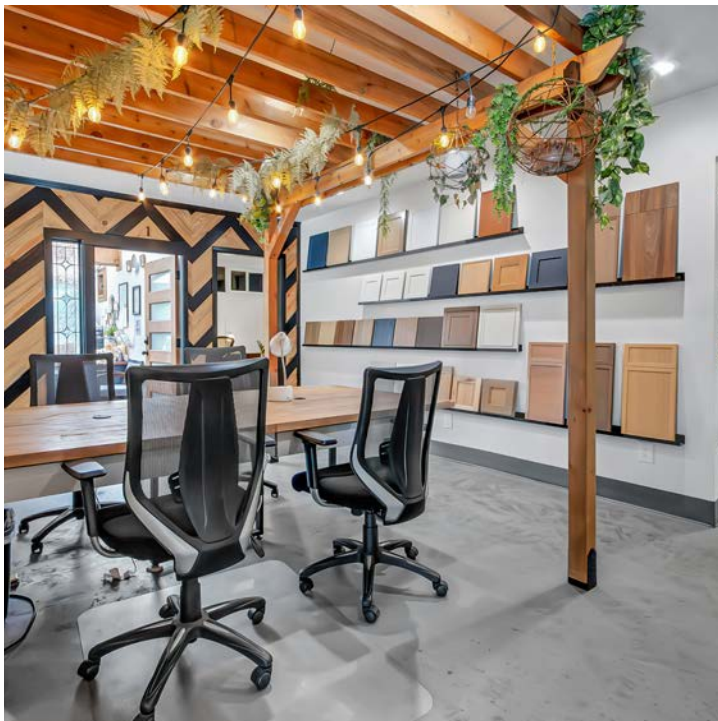


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PHOTOS



CONTACT

Rachel Corp

253.238.2842

rcorp@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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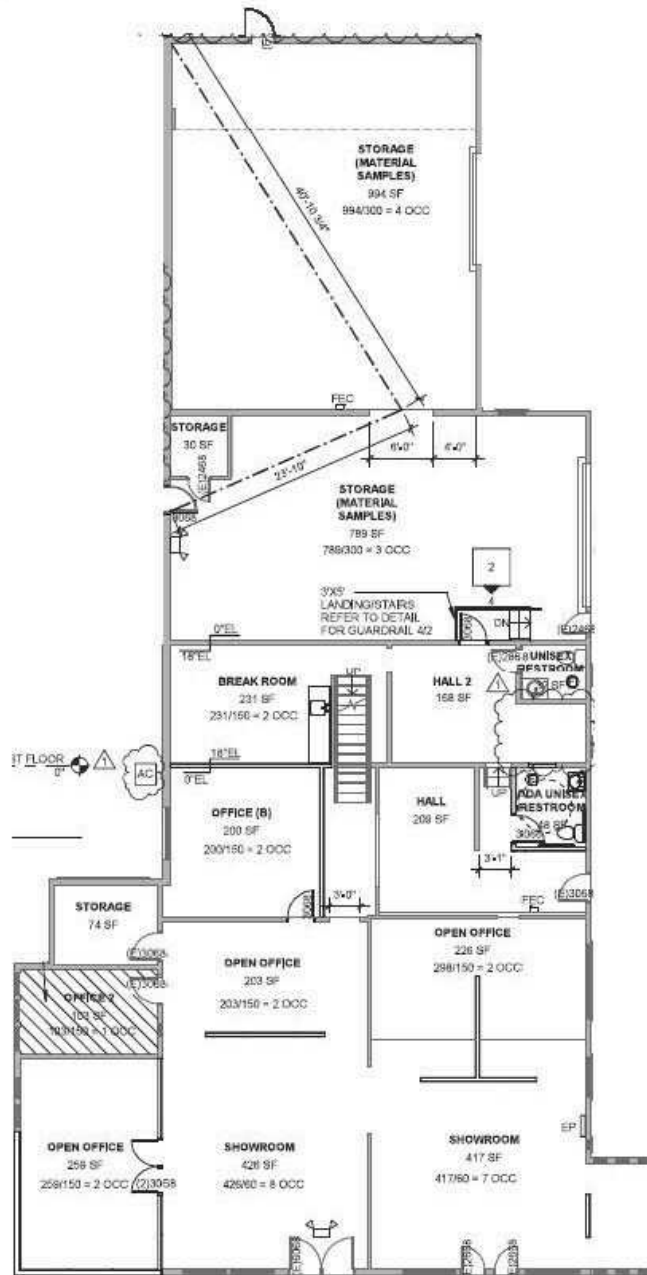
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FLOOR PLANS



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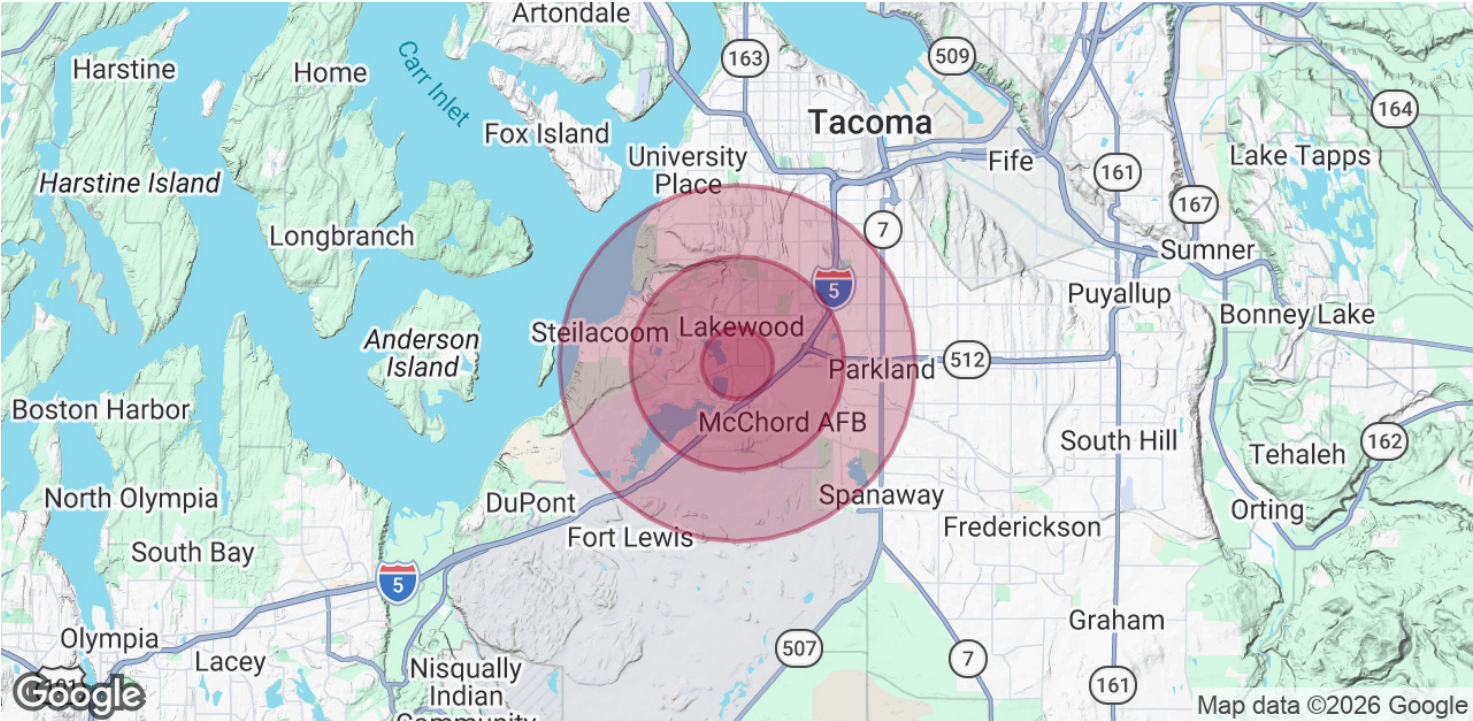
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,990	79,152	204,559
AVERAGE AGE	37.7	36.7	36.4
AVERAGE AGE (MALE)	35.7	36.1	36.2
AVERAGE AGE (FEMALE)	41.8	38.1	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,942	31,937	77,931
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$108,791	\$93,634	\$98,113
AVERAGE HOUSE VALUE	\$452,875	\$447,659	\$460,236

2023 American Community Survey (ACS)

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