

SUMNER RETAIL DEVELOPMENT LAND

16504 64th St E, Sumner, WA 98390



SUMMARY INFORMATION

Sale Price: \$3,200,000

Lot Size: 1.02 Acres

Zoning: General
Commercial

Price / SF: \$72.32

PROPERTY OVERVIEW

Owner Financing Possible for Qualified Purchaser

1 acre on the SW corner of 64th and Sumner Tapps Hwy

Easy access off Hwy 410

Traffic count on Hwy 410 is 41,481 CPD

****View with discretion. Do not contact the current occupants regarding the sale of the property.****

PROPERTY HIGHLIGHTS

- **Zoned GC for retail development**
- **All utilities at the site**
- **Excellent exposure to Hwy 410**

KELLER WILLIAMS COMMERCIAL
1011 East Main,
Suite 208
Puyallup, WA 98372

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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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LOCATION OVERVIEW

Maybe the most visible and accessible retail development lot in Sumner

SW corner of 64th St E and Sumner Tapps Hwy



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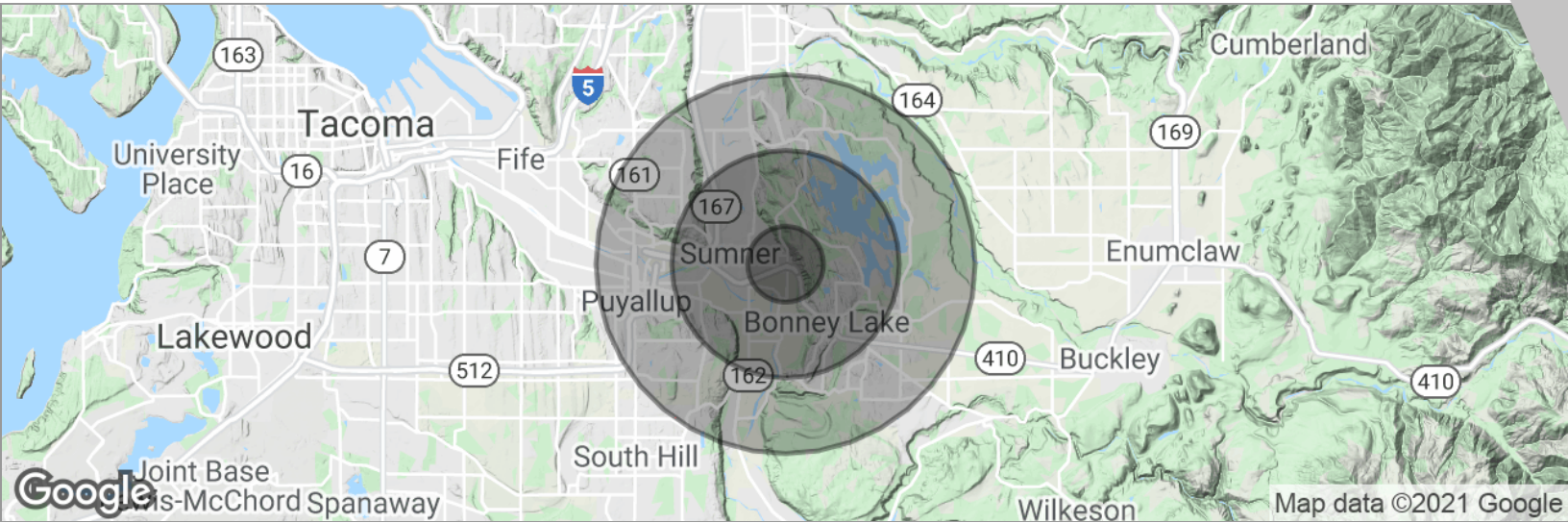
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,385	36,379	102,402
Median age	35.9	36.7	36.4
Median age (male)	35.8	36.4	35.9
Median age (Female)	36.6	37.5	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,272	13,593	37,472
# of persons per HH	2.7	2.7	2.7
Average HH income	\$79,060	\$84,201	\$85,808
Average house value	\$356,693	\$326,234	\$354,604

* Demographic data derived from 2010 US Census

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