

For Lease PRIME RETAIL OR OFFICE SPACE IN DUPONT

975 Ross Avenue, DuPont, WA 98327

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LEASE INFORMATION

AVAILABLE SF: 9,413 SF, Divisible to 2,000 SF
LEASE RATE: \$20.00 - 25.00 SF/YR (NNN)
ZONING: MXD (Mixed Use District)

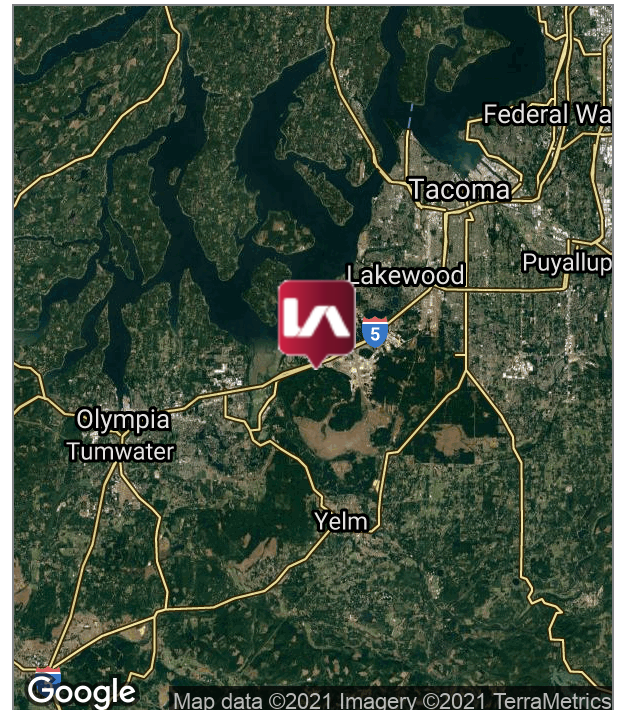
COMMENTS

Rare opportunity to lease a large retail/office space in DuPont, WA.

The building has over 275' of frontage with abundant windows and natural lighting. Can be divided into smaller suites to accommodate various retail or professional office use.

Easy access from Interstate 5 interchange.

Located a half mile from Joint Base Lewis McChord Military Base (JBLM), the 3rd largest employer in the state. Other major employers in the immediate area include Amazon, Ikea, Kimberly-Clark, FedEx, State Farm and more.



CONTACT

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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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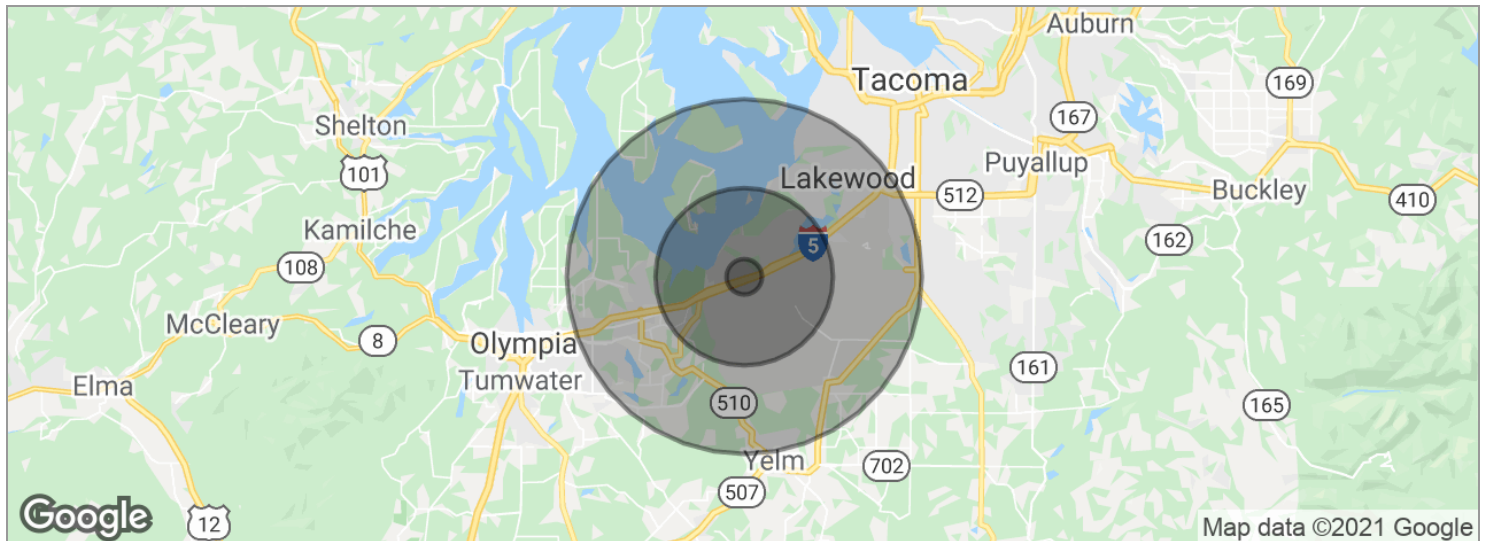
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,115	23,380	146,308
Median age	28.6	26.9	35.5
Median age (male)	28.1	26.8	35.1
Median age (Female)	28.9	27.1	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	713	6,632	53,137
# of persons per HH	3.0	3.5	2.8
Average HH income	\$77,814	\$70,739	\$73,871
Average house value	\$314,866	\$321,304	\$312,082

* Demographic data derived from 2010 US Census

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