

MARTIN WAY STATION

For Lease Or Build-To-Suit

8121 MARTIN WAY E, LACEY WA 98516



LOCKEHOUSE
RETAIL GROUP

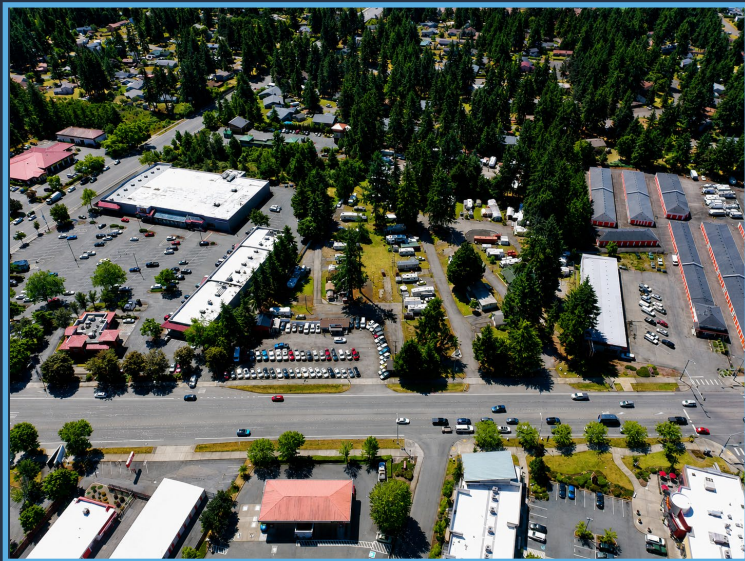
KEEGAN UDERITZ

(425) 319-1070

kuderitz@lockehouse.com

PROPERTY SUMMARY

LOCATION	8121 Martin Way E, Lacey WA 98516
SIZE	Lot 1: 40,054 SF Lot 4: 32,135 SF Lot 5: 26,111 SF Lot 6: 141,641 SF
DEAL TYPE	Ground Lease or Build-to-Suit
USE RESTRICTIONS	Drive Thru Coffee or Car Wash
RATES	Call for Pricing



GENERAL COMMERCIAL ZONING - ALLOWING:

- Retail Sales
- Restaurants *drive thru permitted*
- Personal Services
- Office Uses
- Hotels
- Vehicle-Oriented commercial uses

DEMOGRAPHICS



POPULATION

1 MILES	3 MILES	5 MILES
10,661	59,043	118,373



ESTIMATED HOUSEHOLDS

1 MILES	3 MILES	5 MILES
4,394	23,252	47,782



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$111,826	\$125,581	\$124,062



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILES	3 MILES	5 MILES
\$772,637	\$1.13 M	\$1.18 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

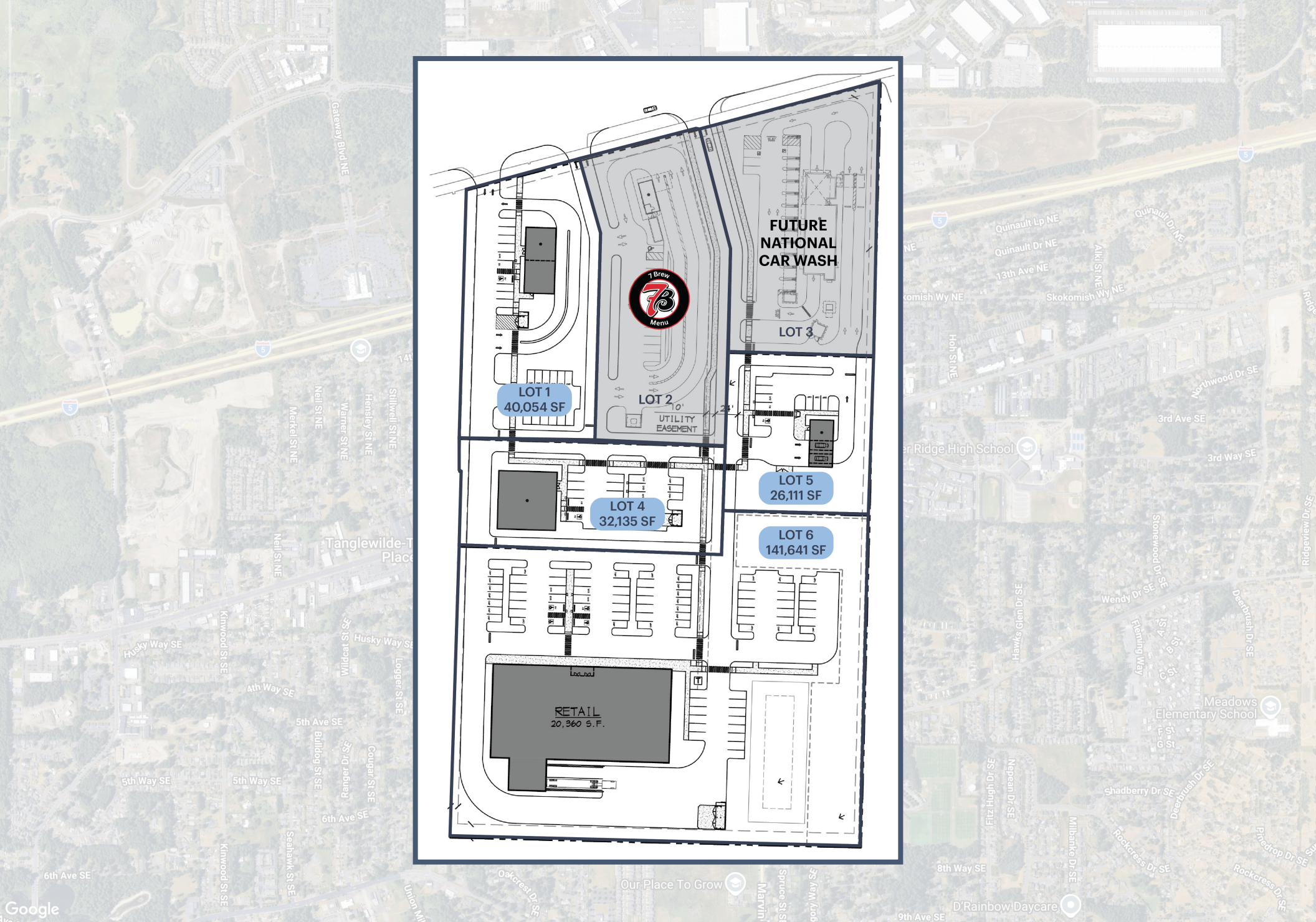
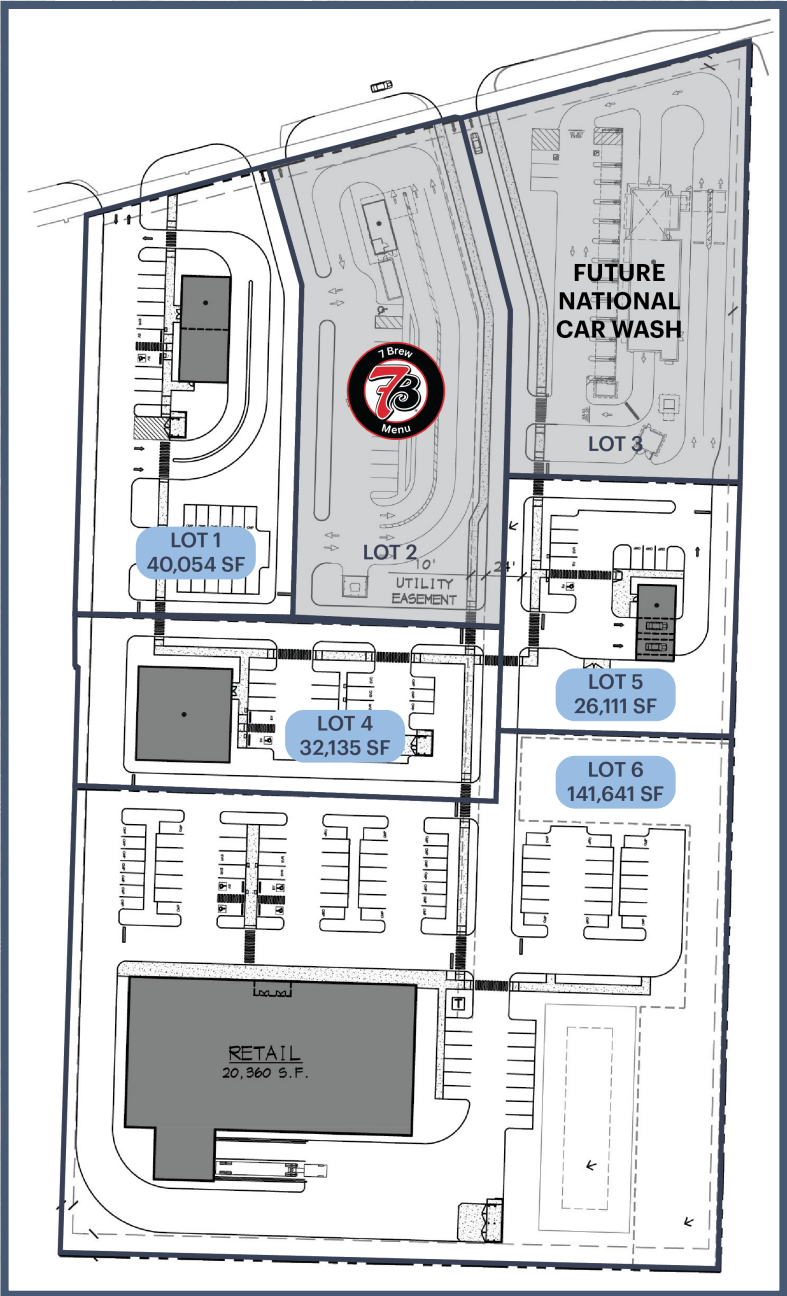
1 MILES	3 MILES	5 MILES
29.3%	34.7%	36.6%



TOTAL RETAIL EXPENDITURES

1 MILES	3 MILES	5 MILES
\$210.13 M	\$1.2 B	\$2.44 B

SITE PLAN



MARTIN WAY STATION

For Lease or Build-To-Suit

8121 MARTIN WAY E, LACEY WA 98516



KEEGAN UDERITZ
(425) 319-1070
kuderitz@lockehouse.com