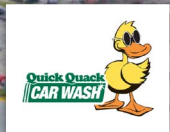


Frederickson Landing | Retail Pads

17200 CANYON ROAD E, PUYALLUP, WA



LOT 3
±1.37 AC AVAILABLE!

LOT 2
±0.94 AC AVAILABLE!

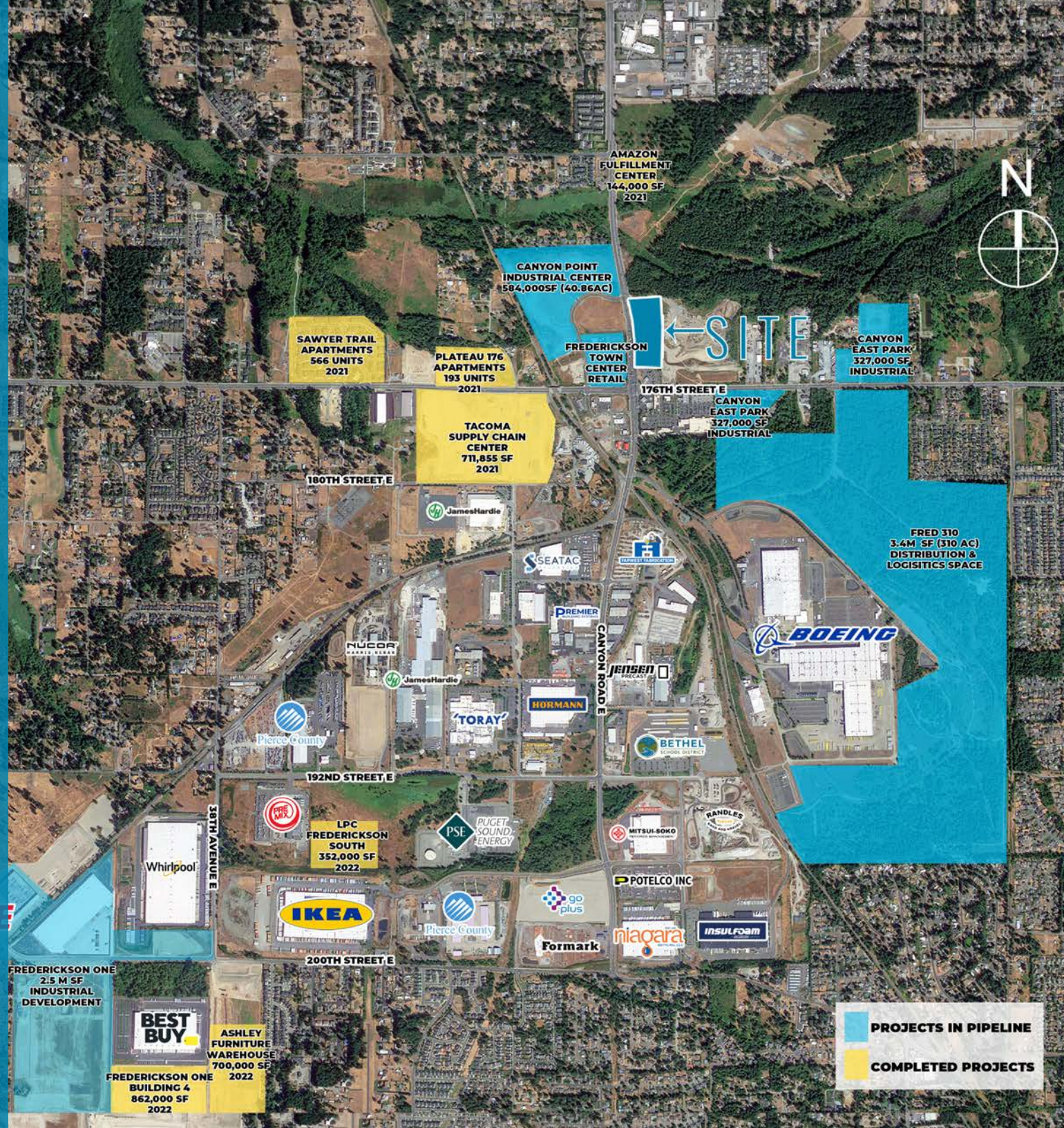
NEW ACCESS ROAD

QSR

QSR

About the Property

- **PROJECT SIZE: 6.7 AC**
- **LOTS AVAILABLE:**
 - LOT 2: ± .94AC
 - LOT 3: ± 1.37AC
 - LOT SIZES ARE FLEXIBLE
- **SITE HAS ACCESS FROM TWO TRAFFIC SIGNALS**
- **STRONG NEARBY RESTAURANT VOLUMES**
- **ZONED: EMPLOYMENT CORRIDOR**
- **CANYON RD E: 62,284 ADT**
- **176TH ST. E: 40,548 ADT**



Frederickson Industrial Pipeline

- **TOTAL INVENTORY:**
10.36 M SF
- **UNDER CONSTRUCTION:**
2.86 M SF

PROJECTS IN PIPELINE

COMPLETED PROJECTS

Market Aerial



Logos for: GC Coffee Co., Olympic Sports & Spine, Heartland, McDonald's, IHOP, O'Reilly Auto Parts, and MOD.

Logos for: Target, Famous Footwear, and Party City.

Walmart Supercenter

Fred Meyer

SITE

Logos for: Panattoni, Indigo Urgent Care, Carl's Jr., Firestone, AutoZone, Taco Bell, Hops & Drops, and Wipe Out Wash.

Logos for: MultiCare, Gentle Dental, PetPros, Verizon, Usbank, Xfinity, ME, Great Clips, Subway, Taco Time, Mazatlan, Starbucks, Murphy's, H&R Block, and Doughnuts.

WinCo Foods

Medallion Foods and CARLSON

BOEING

TORAY

Whirlpool

IKEA DISTRIBUTION CENTER

niagara

161

B&R AUTO WRECKING

5 min drive time

15,306

Population

\$112,699

Average Household Income

2,613

Daytime Population

7 min drive time

42,016

Population

\$123,913

Average Household Income

4,837

Daytime Population

10 min drive time

98,047

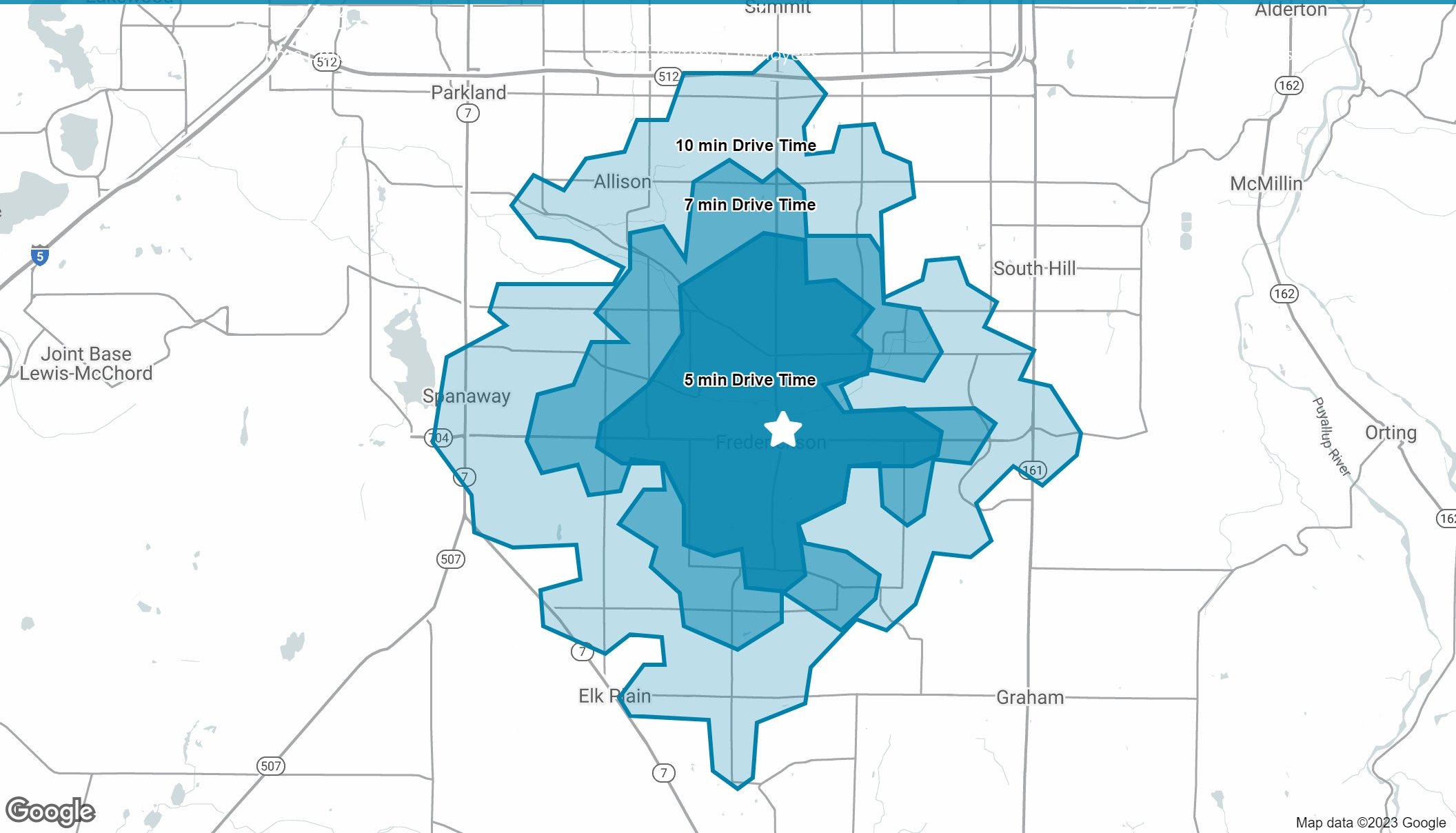
Population

\$125,723

Average Household Income

11,723

Daytime Population





VISCONSI
COMPANIES LTD

John Viacava

Visconsi Companies, Ltd.
30050 Chagrin Blvd., Suite 360
Pepper Pike, OH 44124

+1 206.849.4403 mobile
jviacava@visconsi.com