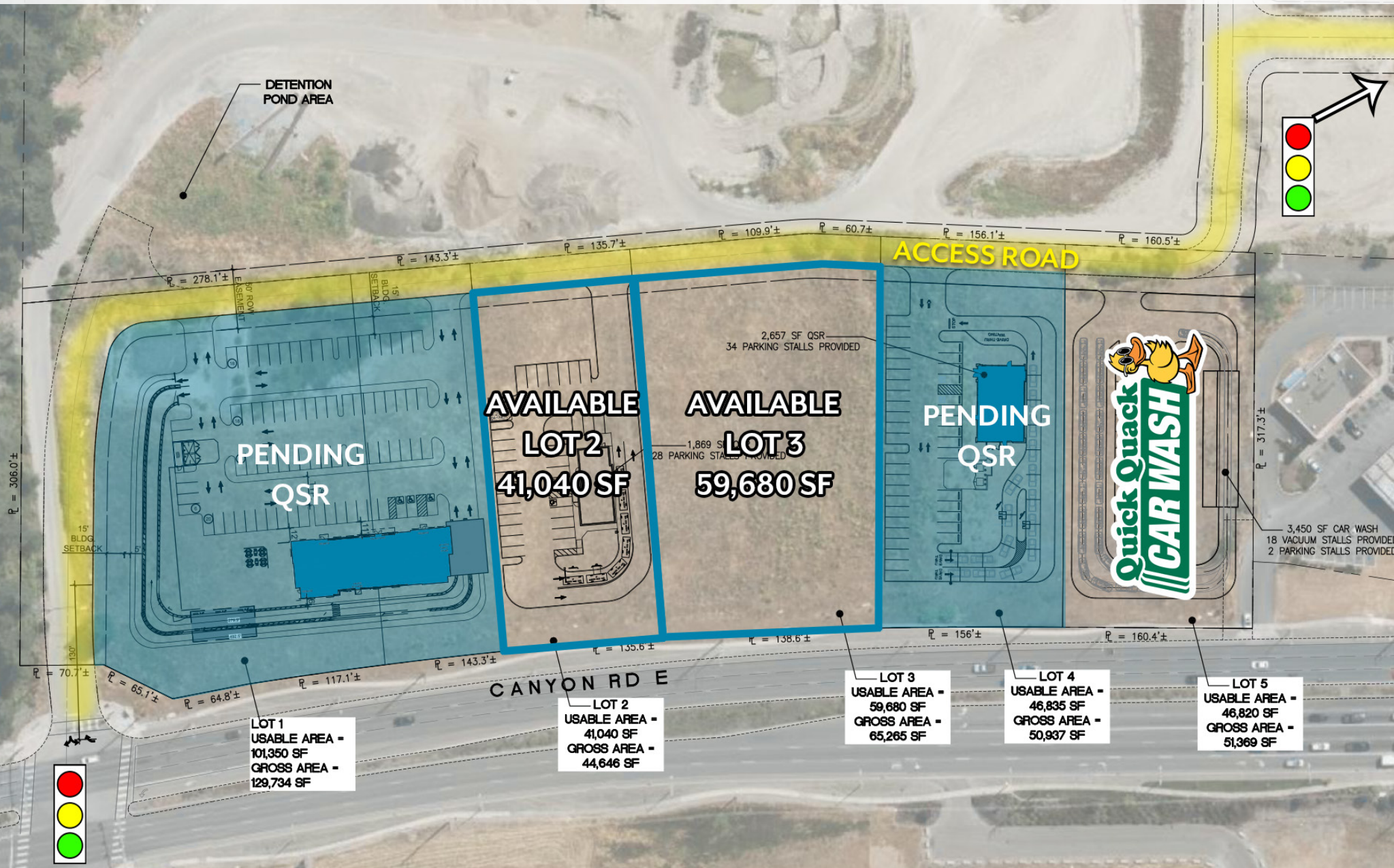


Frederickson Landing | Retail Pads

17200 CANYON ROAD E, PUYALLUP, WA



Site Plan



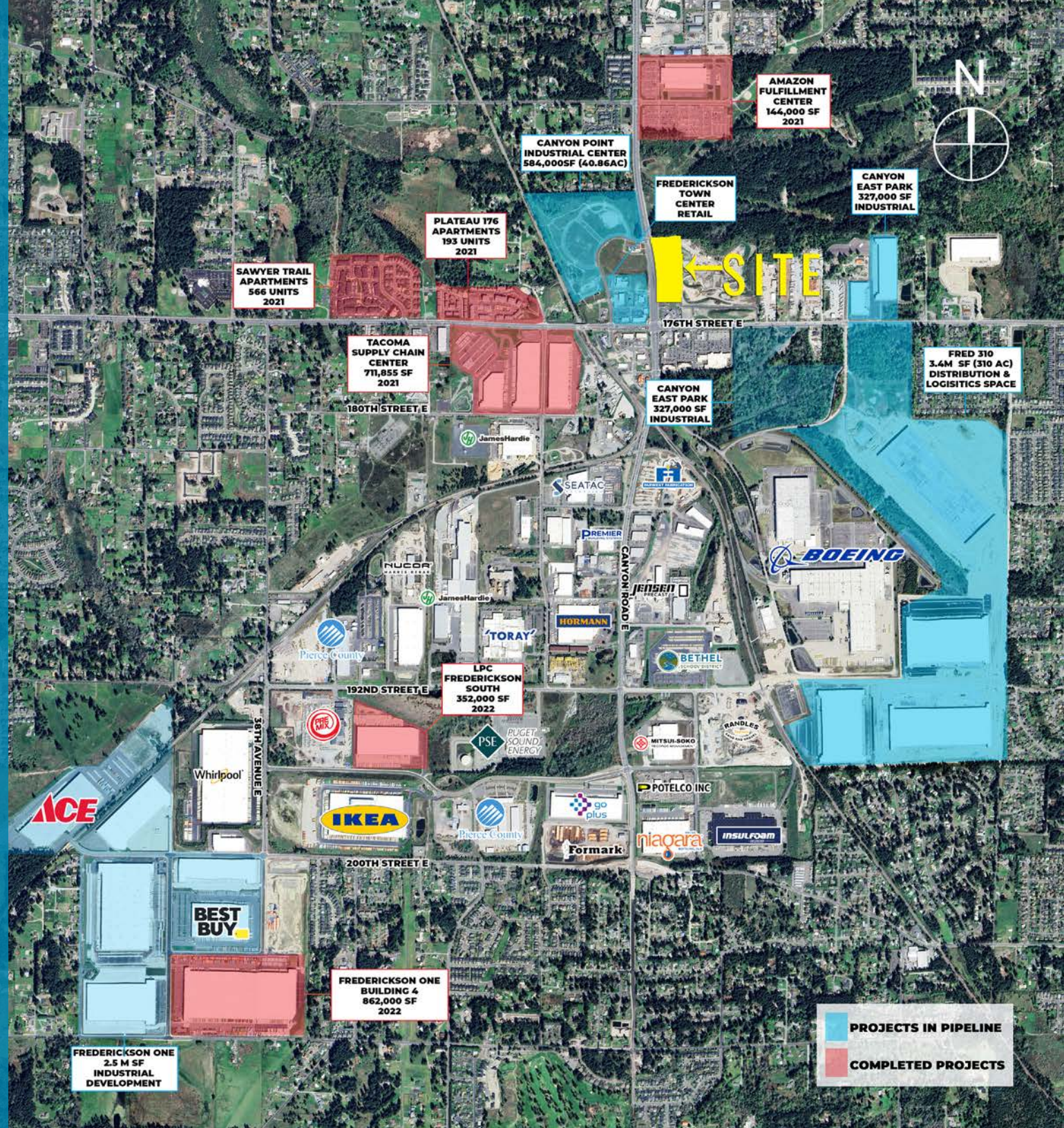
LOT SIZES ARE FLEXIBLE

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: 53,831 ADT**
- **176TH ST. E: 34,793 ADT**

Frederickson Industrial Pipeline

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



Market Aerial



5 min drive time

16,507

Population

\$131,395

Average Household Income

2,686

Daytime Population

7 min drive time

41,907

Population

\$132,895

Average Household Income

4,843

Daytime Population

10 min drive time

94,856

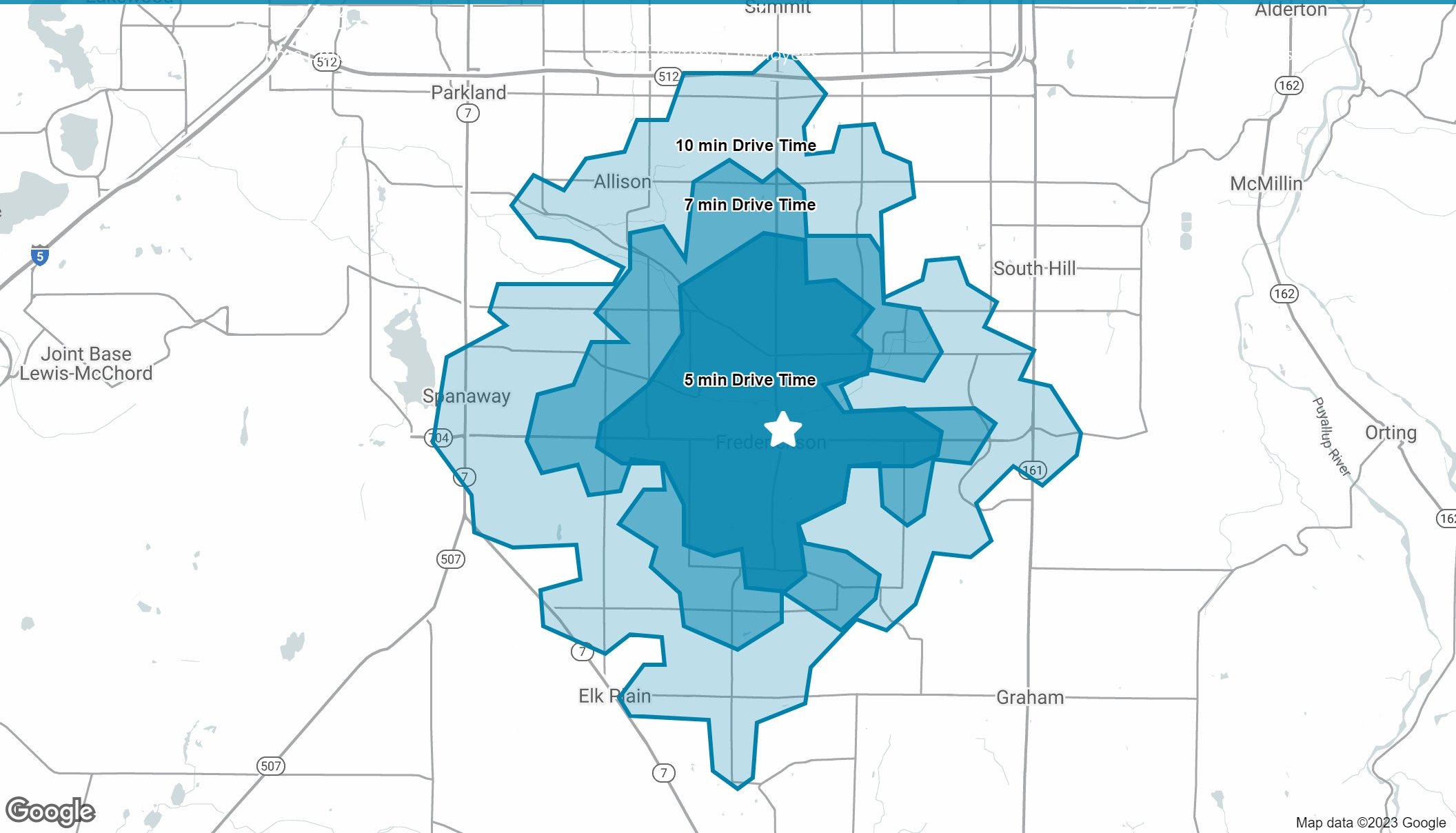
Population

\$132,629

Average Household Income

12,018

Daytime Population





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