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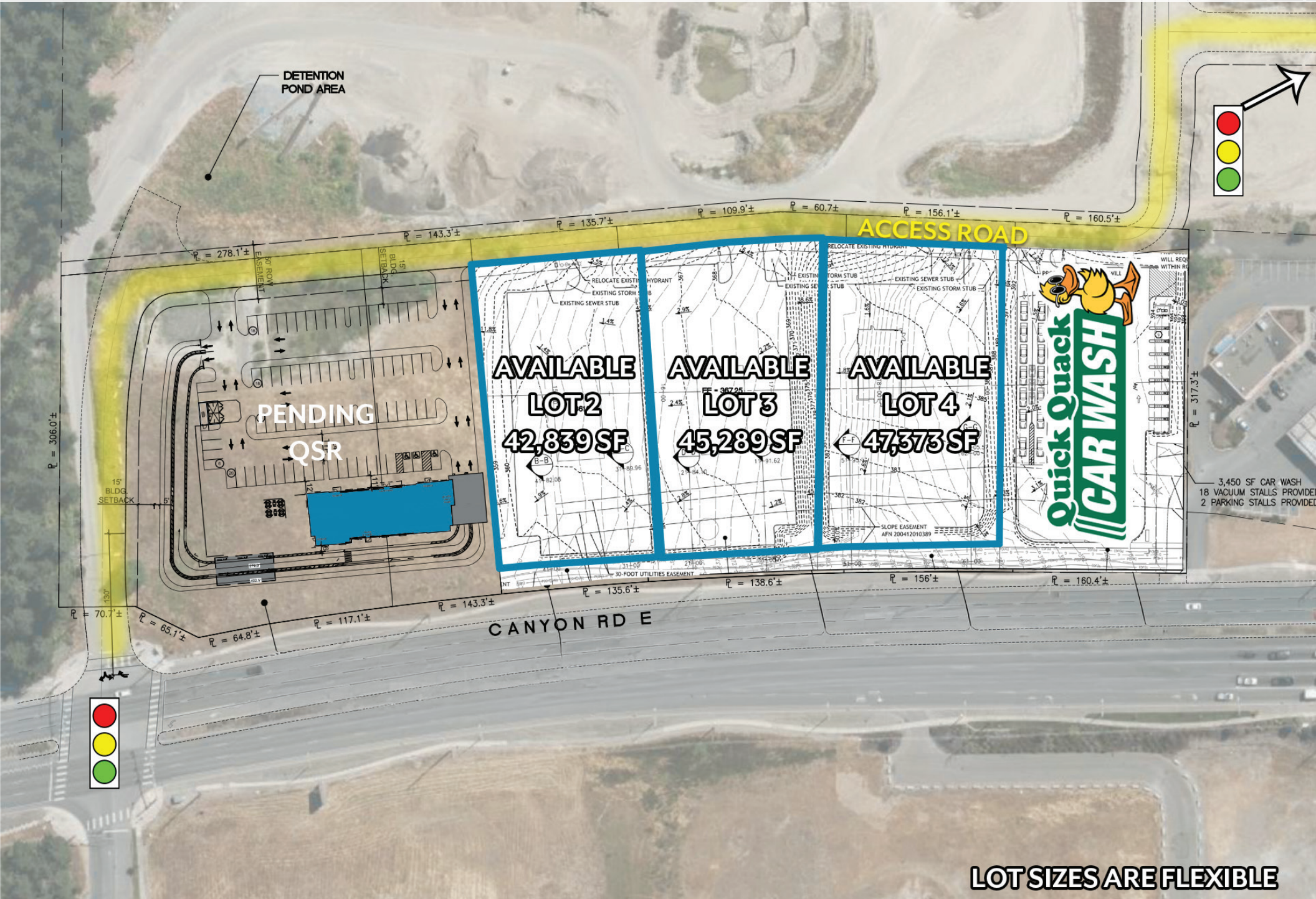
Frederickson Landing | Retail Pads

17200 CANYON ROAD E, PUYALLUP, WA



Site Plan

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LOT SIZES ARE FLEXIBLE

About the Property

- **PROJECT SIZE: 6.7 AC**
- **LOTS AVILABLE:**
  - **LOT 2: ± 42,839 USF**
  - **LOT 3: ± 45,289 USF**
  - **LOT 4: ± 47,373 USF**
- **SITE HAS ACCESS FROM TWO TRAFFIC SIGNALS**
- **STRONG NEARBY RESTAURANT VOLUMES**
- **ZONED: EMPLOYMENT CORRIDOR**
- **CANYON RD E: 42,708 ADT**
- **176TH ST. E: 25,761 ADT**

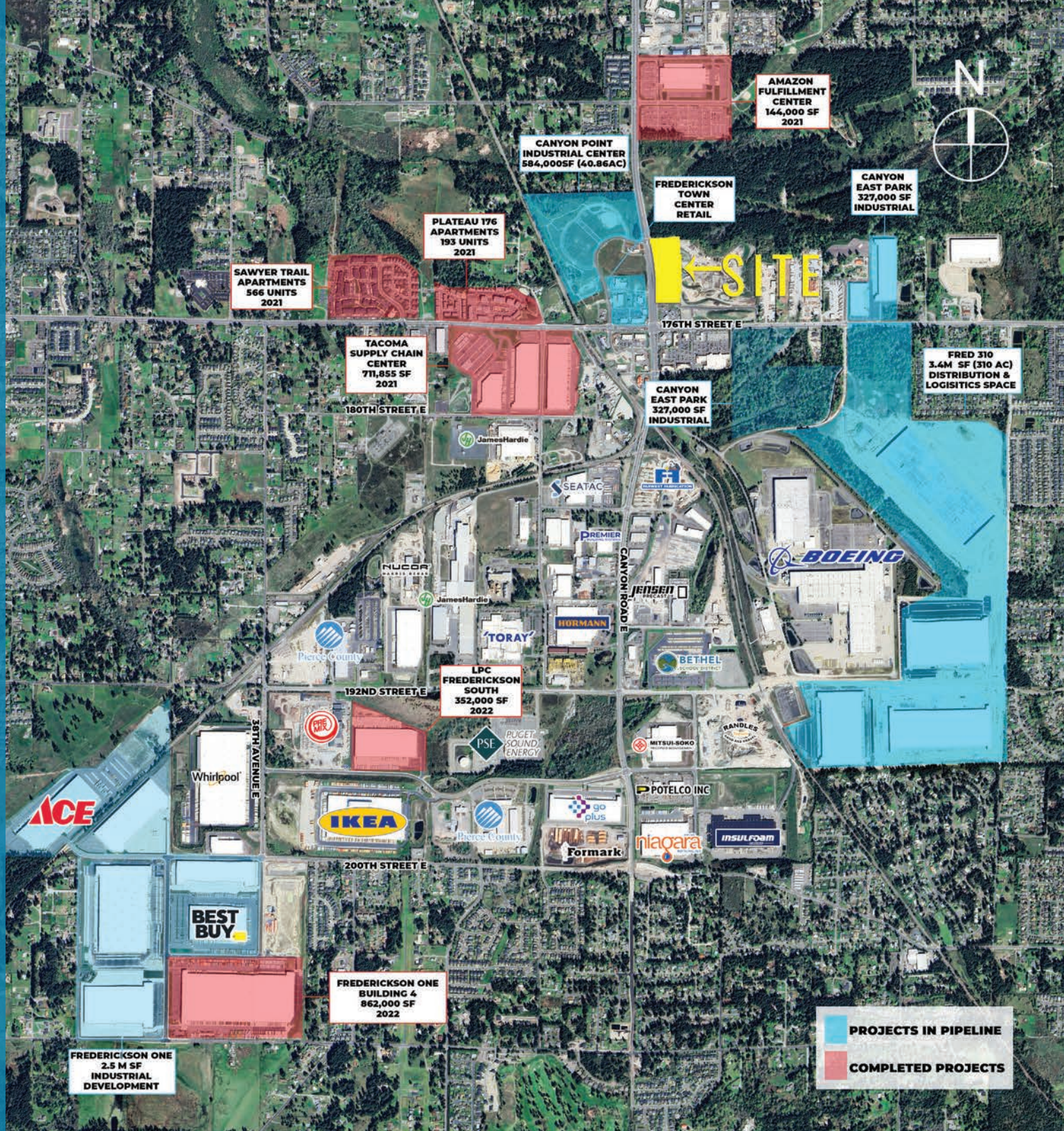
Frederickson Industrial Pipeline

- **TOTAL INVENTORY:**

10.36 M SF

- **UNDER CONSTRUCTION:**

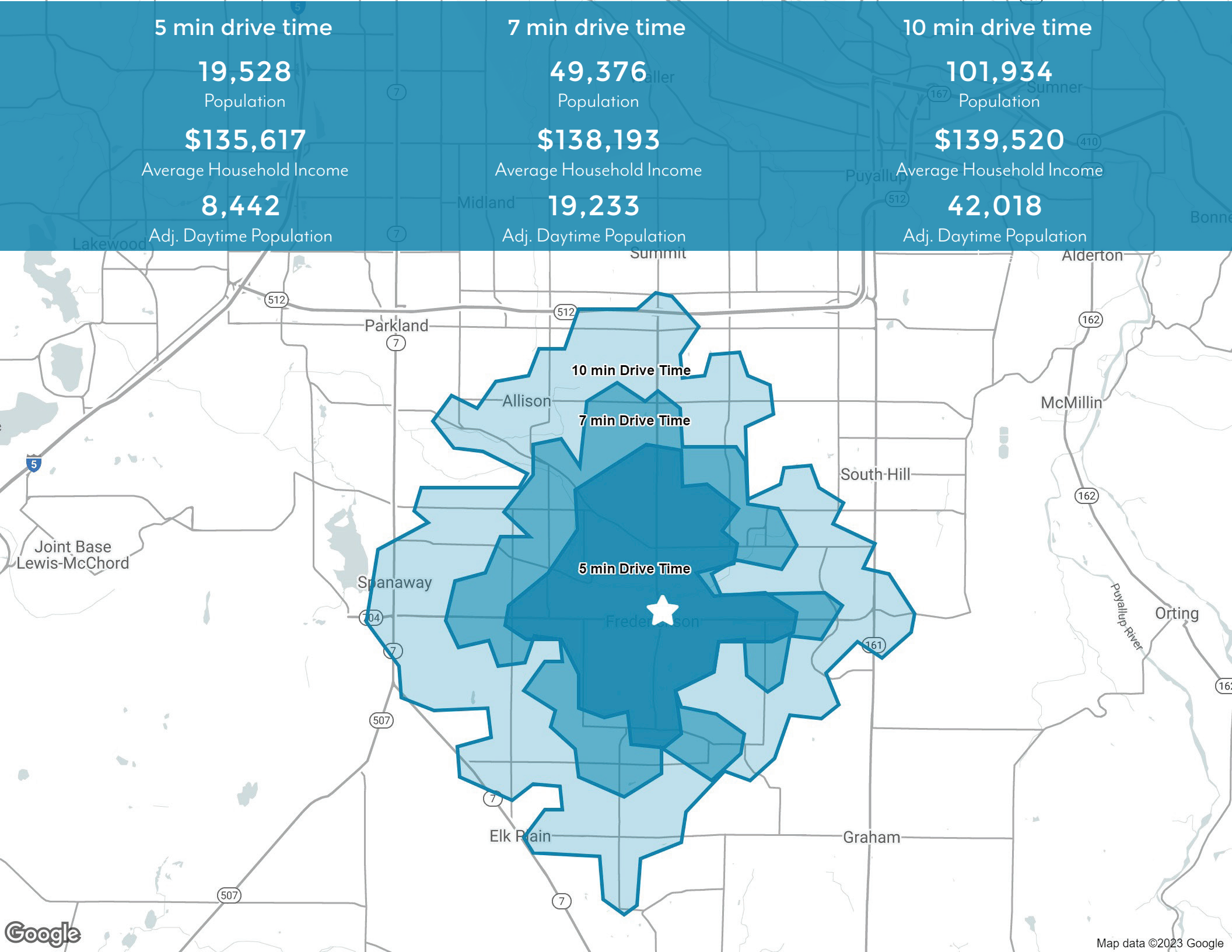
2.86 M SF



Market Aerial



5 min drive time	7 min drive time	10 min drive time
19,528	49,376	101,934
Population	Population	Population
$135,617	$138,193	$139,520
Average Household Income	Average Household Income	Average Household Income
8,442	19,233	42,018
Adj. Daytime Population	Adj. Daytime Population	Adj. Daytime Population





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