

ALLEN BUILDING

FOR SALE: \$650,000

9805 GRAVELLY LAKE DR SW | LAKEWOOD, WA

OFFICE/RETAIL REDEVELOPMENT



PROPERTY INFORMATION

Building Size	Land Size	Number of Buildings	Sale Price
4,740 SF	0.54 Acres (22,835 SF)	2	\$650,000

PROPERTY HIGHLIGHTS

- Frontage on Gravelly Lake Dr
- Corner Lot
- Great Visibility
- Excellent Use Options:
 - Retail Redevelopment
 - Day Care Redevelopment
 - Office Owner/User
- Adjacent lots available for sale - call broker for information



JOEL JONES

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All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

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NEIL WALTER
COMPANY



2024 Demographics (10 mile radius)

Population: 530,291 (10 miles)

Avg HH Income: \$98,898

Traffic Count: 20,494 (count yr 2022)

Neighboring Businesses

Arby's

Dutch Bros Coffee

Subway

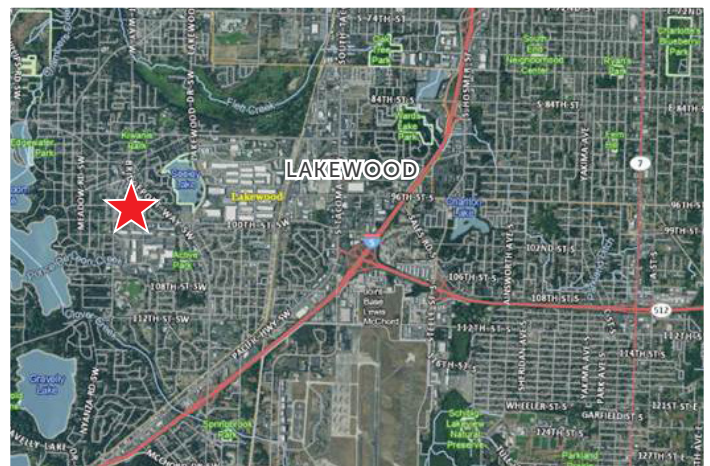
Harborstone Credit Union

Umpqua Bank

7-Eleven

Take 5 Oil Change

Jiffy Lube



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