



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

MERIDIAN AVE LAND

Negotiable

194xx S Meridian Ave
Puyallup, WA 98338

AVAILABLE SPACE
40,566 SF

AREA
On South Meridian and 194th Avenue in Puyallup.



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FOR LEASE

CBCWORLDWIDE.COM

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DANFORTH**
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LEASE



OFFERING SUMMARY

Available SF: 40,566 SF

Lease Rate: Negotiable

Lot Size: 2.0 Acres

PROPERTY OVERVIEW

Large level pad adjacent to new AM/PM. Meridian Avenue frontage with shared access to 194th Street. Sublease from adjacent AM/PM. MUD Zoned. Great for QSR.

PROPERTY HIGHLIGHTS

- Mixed-Use District (MUD) Zoning allows for many uses
- Sublease from adjacent AM/PM
- Stoplight access at 194th Street
- Joint driveway access with AM/PM
- 36,000 VPD

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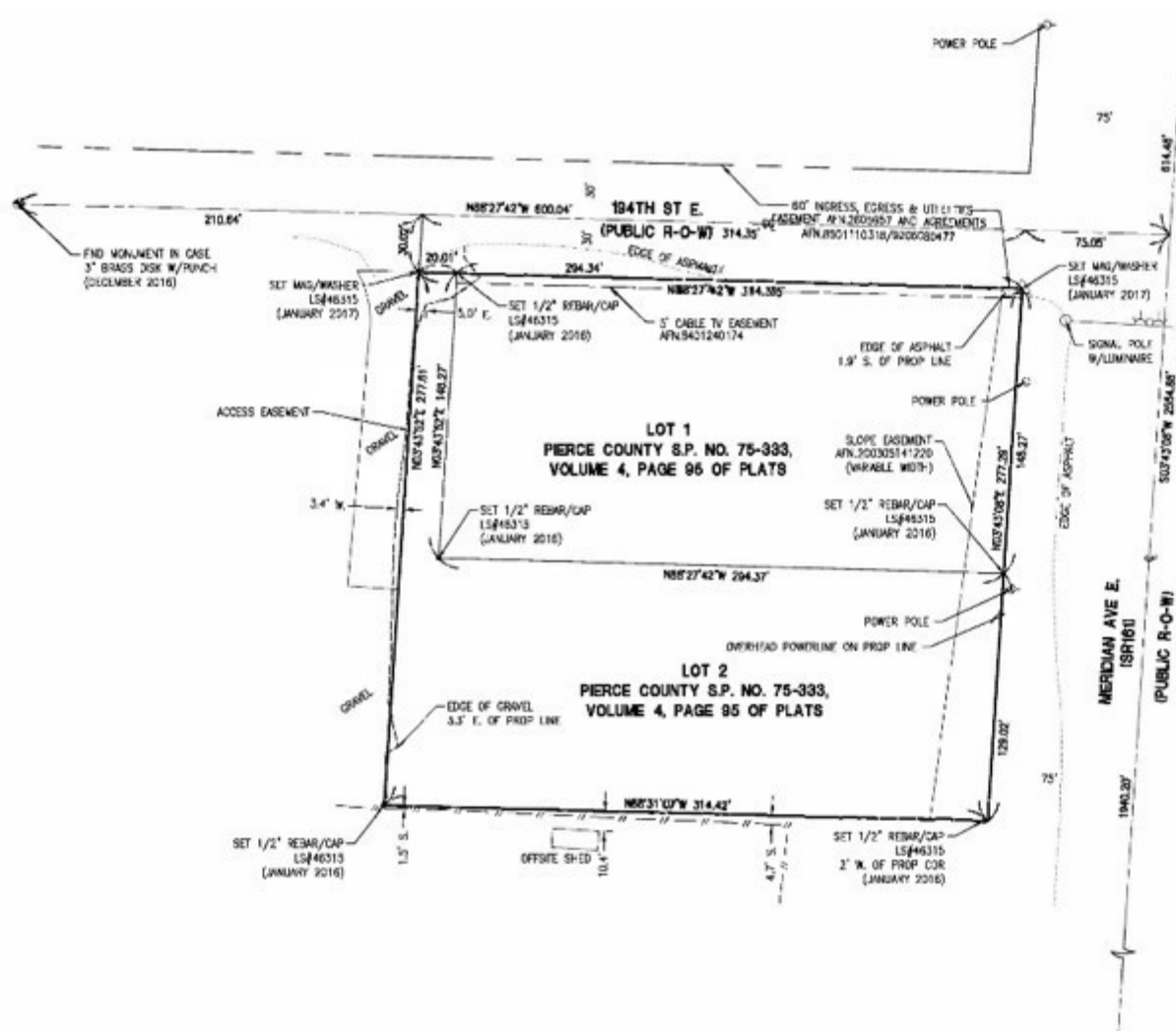
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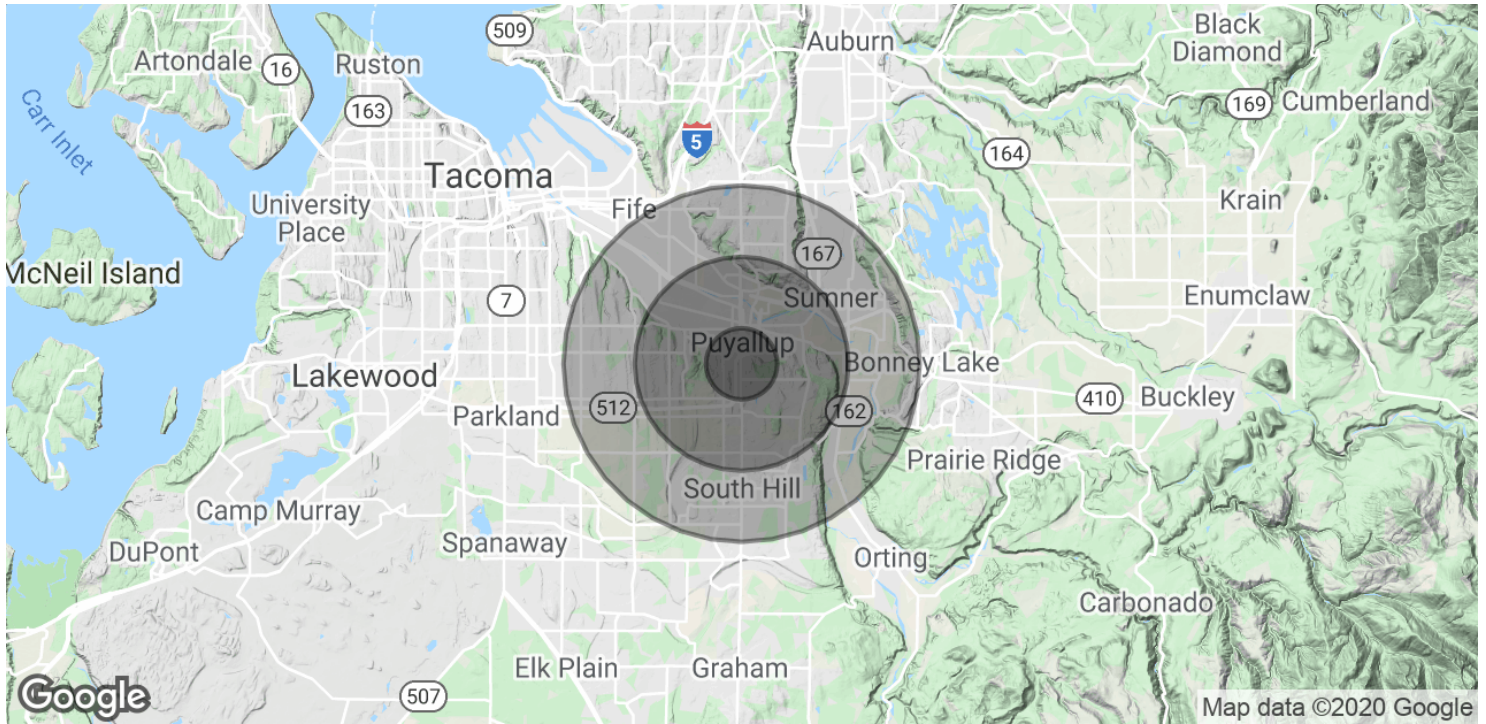
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,965	76,608	161,092
Average age	34.8	34.9	35.8
Average age (Male)	32.6	33.9	35.1
Average age (Female)	35.4	35.6	36.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,507	30,495	62,412
# of persons per HH	2.6	2.5	2.6
Average HH income	\$62,904	\$66,852	\$73,049
Average house value	\$357,802	\$317,786	\$319,303

* Demographic data derived from 2010 US Census

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