



#### 31660 Pacific Hwy S. Federal Way, WA 98003

### **PROPERTY HIGHLIGHTS**

- +- 24,000 SF Retail/Restaurant Pad Site
- Hard corner location w/ pylon signage
- Easy access and excellent visibility
- Close proximity to The Commons Mall
- Surrounded by national retailers including Trader Joe's, Home Goods, Tuesday Morning, Target, Walmart, Best Buy & more

#### DEMOGRAPHICS

Radius	Total Population	Daytime Population	Average Household Income
1-mile	14,667	20,917	\$57,072
3-mile	104,267	101,110	\$76,469
5-mile	212,479	216,043	\$77,402

#### **TRAFFIC COUNTS**

**Pacific Hwy S** 28,000 VPD ('12) **S 320th St** 29,930 VPD ('12)



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#### FACING NORTH



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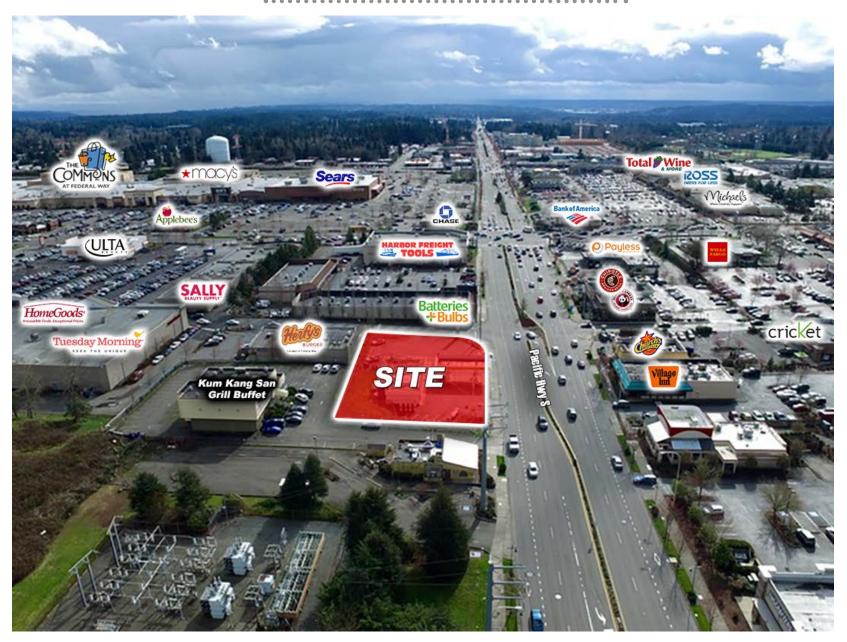
FACING EAST



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#### FACING SOUTH



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#### FACING WEST



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