

12,011 SF

FORMER GREAT FLOORS

Retail For Lease

Retail Corridor on Pacific Hwy S

**Great
Floors**

Federal Way

RETAIL FOR LEASE FORMER GREAT FLOORS

30820 Pacific Highway S, Federal Way, WA 98003

For leasing information contact

CHAD WALDBAUM, ccim

425.531.7098

chadw@jshproperties.com

 **JSH | PROPERTIES, INC.**



LOADING AREA



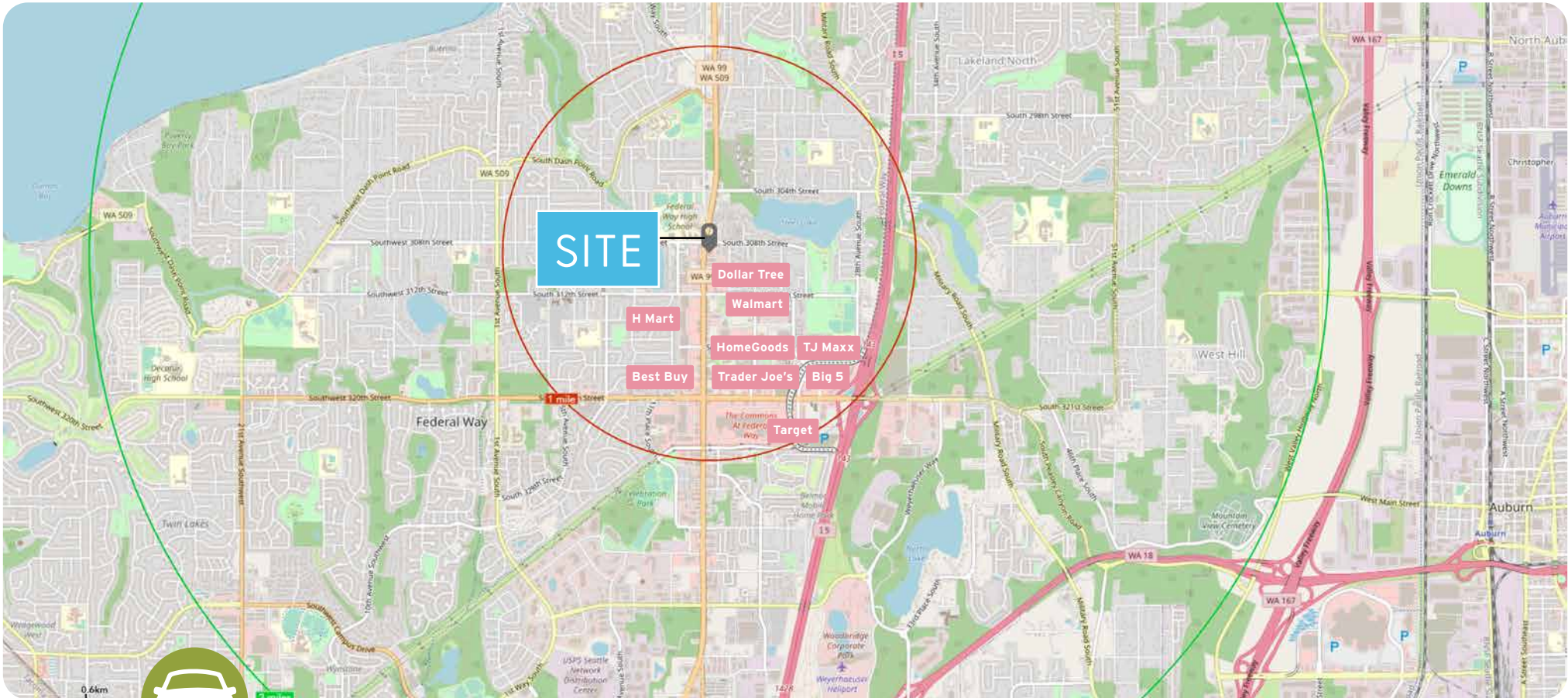
FENCED YARD



(11,376 SF WAREHOUSE / 635 SF OFFICE)



WAREHOUSE SPACE



23,160
Vehicles per Day
Pacific Hwy S
WA 99/509

Site is located on the retail corridor of Pacific Hwy South, adjacent to Federal Way's largest retail shopping centers: Sea-Tac Village, Pavilions Center, Celebration Center and The Commons at Federal Way.

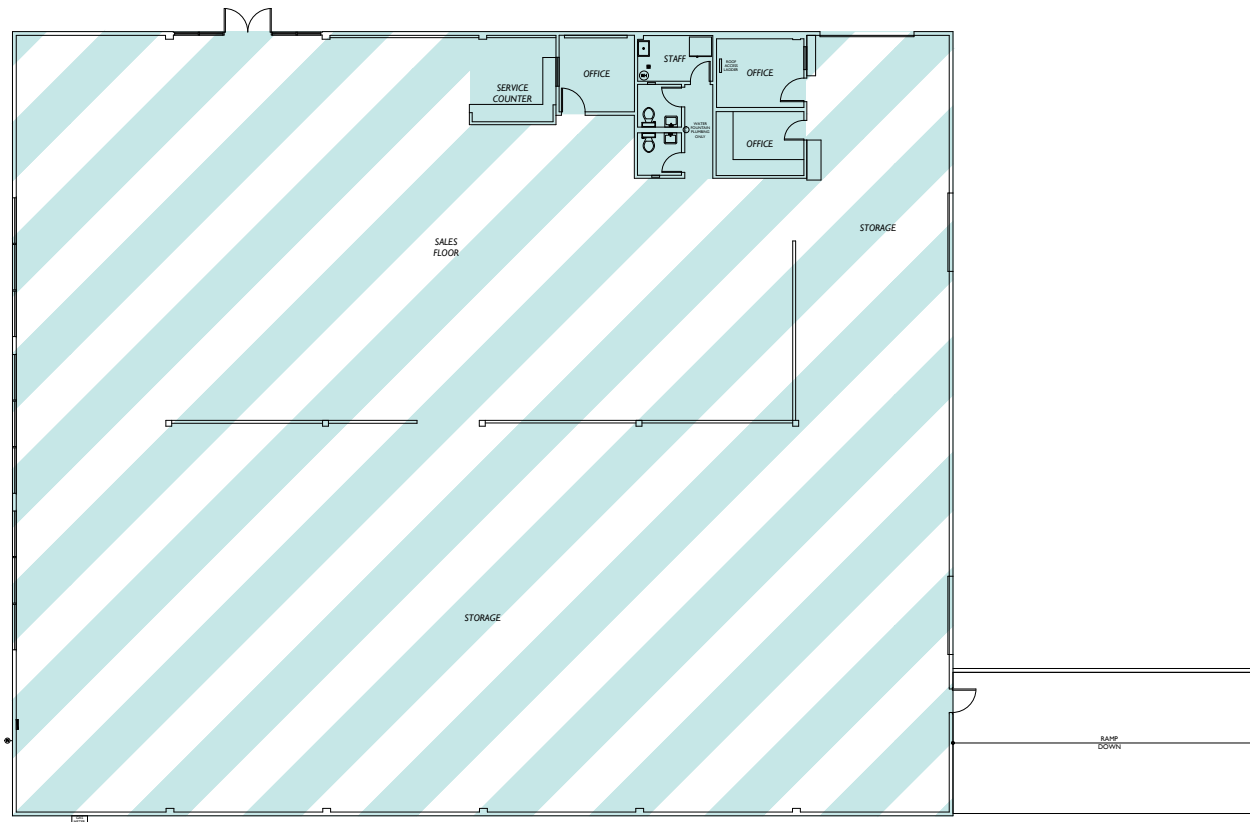
Federal Way Retail

RETAIL AVAILABLE - FORMER GREAT FLOORS

RSF	ASKING RENT	COMMENTS
12,011 SF	\$23.00/SF, NNN	11,376 SF warehouse / 635 SF office Located along retail corridor on Pacific Hwy South Fenced Yard

PARKING

Pacific Highway South SR-99

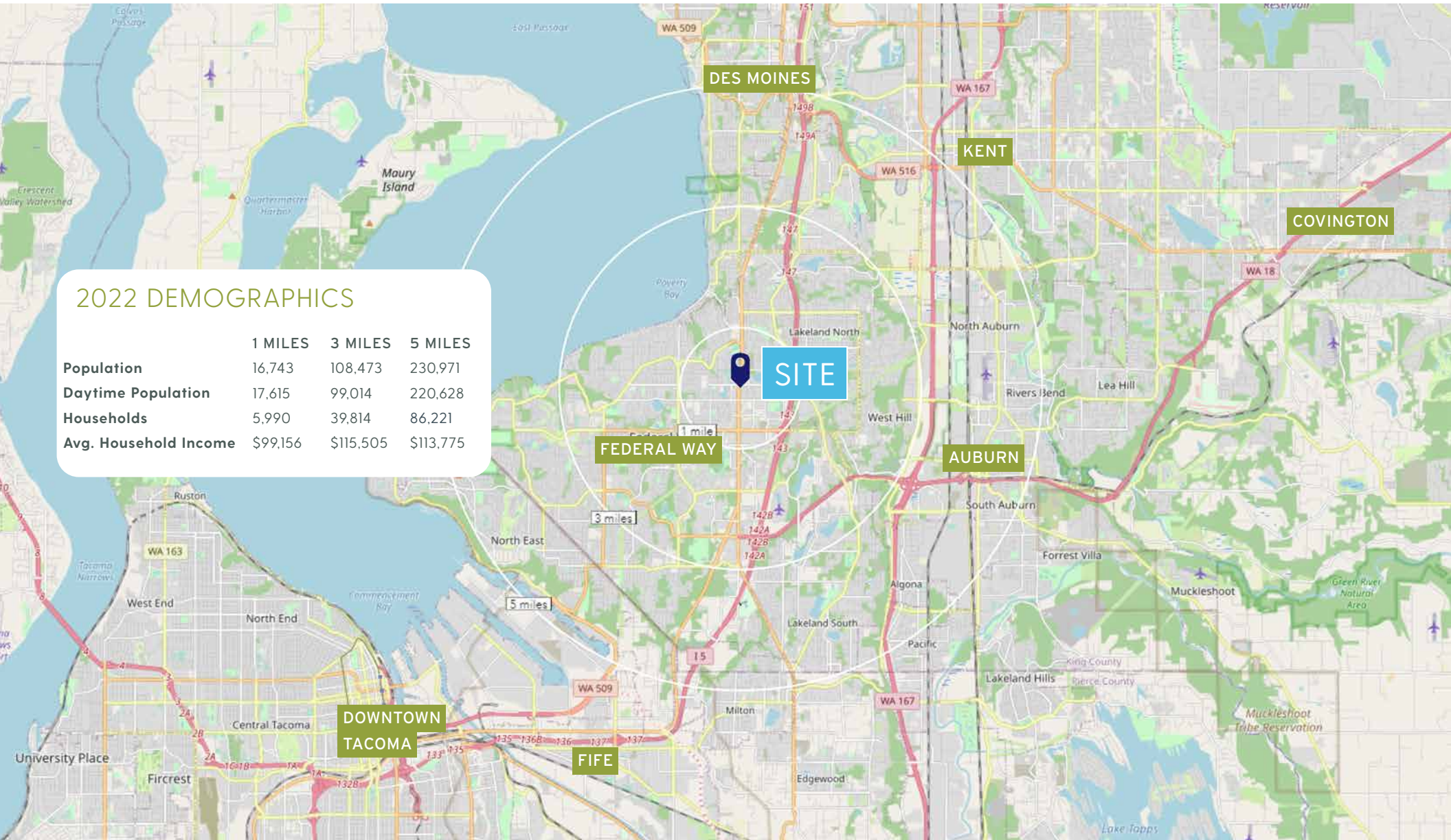


Loading Area
Fenced Storage Lot
18th Avenue South

Federal Way

Federal Way boasts a growing population of approximately 100,000 people within the city limits and over 200,000 within a five-mile primary market area. While residing in a region of 3.5 million. Ethnic and cultural diversity are prominent in Federal Way, with up to one-third of the city's residents being of Asian-American, African-American or Hispanic-American background. Currently, Federal Way is the 9th largest city in Washington State. Federal Way's population is young with over 50 percent of the population below 34 years of age.

(Source: <https://cityoffederalway.com>)



2022 DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	16,743	108,473	230,971
Daytime Population	17,615	99,014	220,628
Households	5,990	39,814	86,221
Avg. Household Income	\$99,156	\$115,505	\$113,775