

**Retail
Available**

Suite 140: 1,675 RSF Retail



1520 Wilmington Drive

DUPONT, WA 98327

Mixed use center in the heart of Dupont's commercial core near Joint Base Lewis-McChord

- » Seven minutes from the proposed Village Development at The Home Golf Course (to include 2,000+ Residences)
- » Proximity to major highways (I-5) provides easy access to Seattle, Tacoma, and Olympia.
- » Strong visibility from Wilmington Drive with sign potential
- » Demographics include a mix of young professionals, military personnel, and families

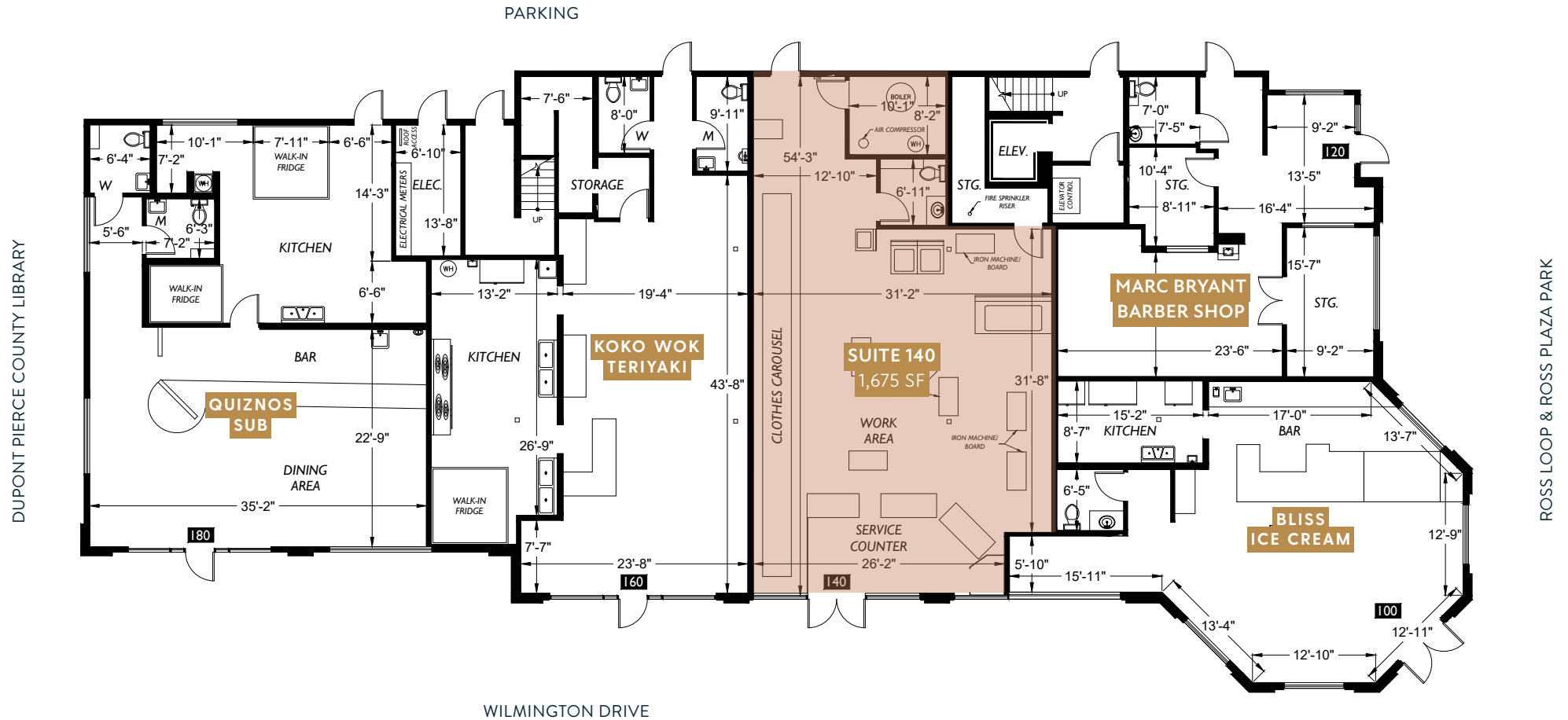
ALEX VLASKI
425.505.2700
alexv@jshproperties.com

 **JSH | PROPERTIES, INC.**



Available 1st Floor Retail

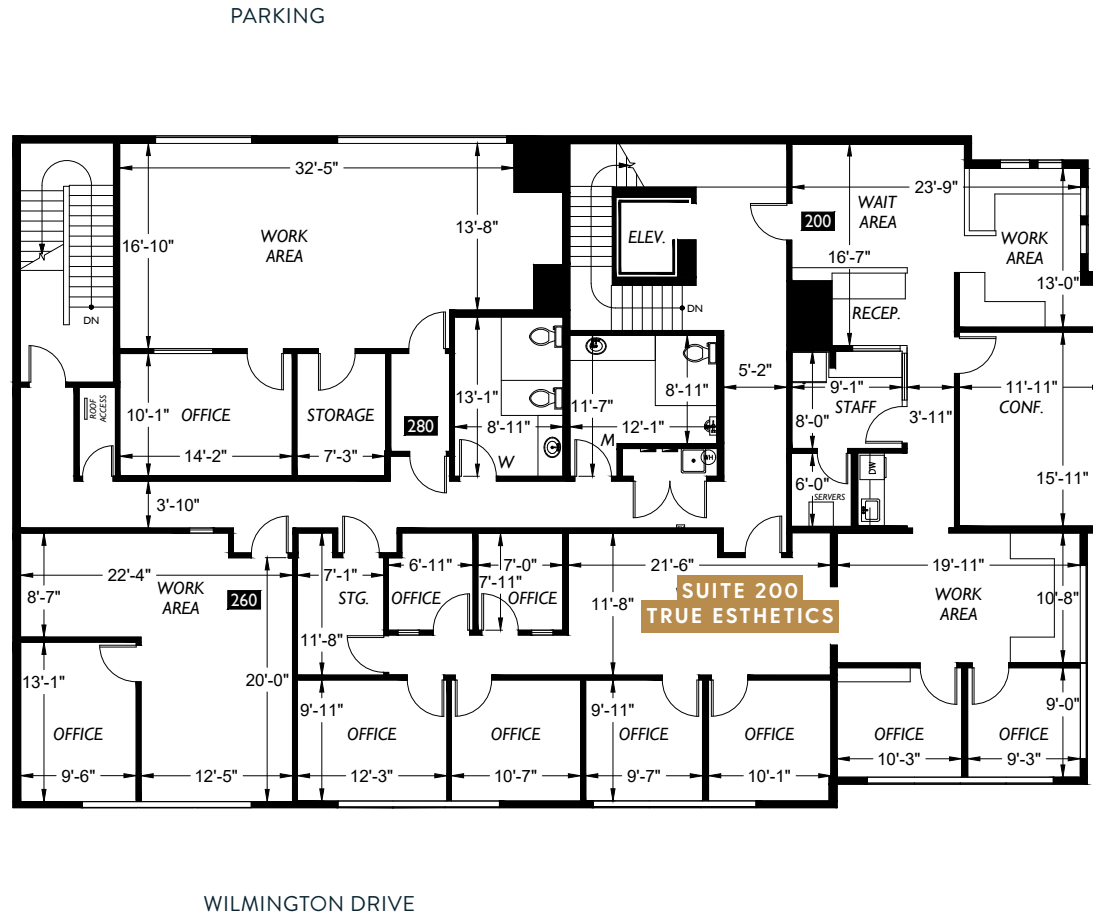
Suite 140: 1,675 RSF Retail (former dry cleaner), \$27.00 PSF, NNN



2nd Floor Office

Suite 200: True Esthetics Opening Soon!

DUPONT PIERCE COUNTY LIBRARY



DEMOGRAPHICS ~ 5 MILE RADIUS

KEY FACTS



38,663

Population



25.5

Median Age



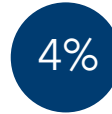
2.9

Average
Household Size



\$110,512

2023 Average
Household Income
(Esri)



4%

No High
School
Diploma



20%

High School
Graduate



38%

Some College



38%

Bachelor's/Grad/Pro
f Degree

EMPLOYMENT



70%

White Collar



18%

Blue Collar



12%

Services



535

Total Businesses



11,020

Total Employees

BUSINESS

ANNUAL HOUSEHOLD SPENDING



\$2,443

Apparel &
Services



\$291

Computers &
Hardware



\$4,072

Eating Out



\$2,993

Travel



\$73

Theatre/Operas/
Concerts



\$72

Movies/Museums/
Parks



\$7,140

Groceries



\$6,952

Health Care



\$71

Sports Events



\$10

Online Games

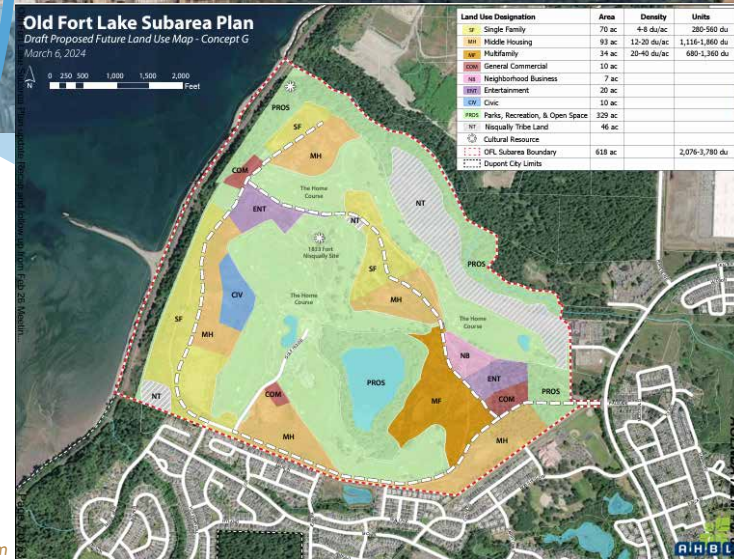
ANNUAL LIFESTYLE SPENDING



2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,879	19,784	38,663
Daytime Population	3,711	17,311	57,081
Households	1,977	5,413	10,771
Avg. HH Income	\$122,467	\$119,834	\$110,512
Median Age	33.8	25.0	25.5

The city of DuPont is proposing a new village around The Home Golf Course with more than 2,000 new homes in addition to new hiking trails, businesses and entertainment venues. A development plan expected to be approved later this year would add a mix of up to 560 single-family dwelling units, up to 1,860 middle-housing dwelling units and up to 1,360 multifamily dwelling units on the site. That's in addition to a proposed 17 acres of commercial and neighborhood businesses, 20 acres of entertainment businesses and 10 acres of civic building.

Source: <https://www.theolympian.com>



Dupont Commercial Core

