

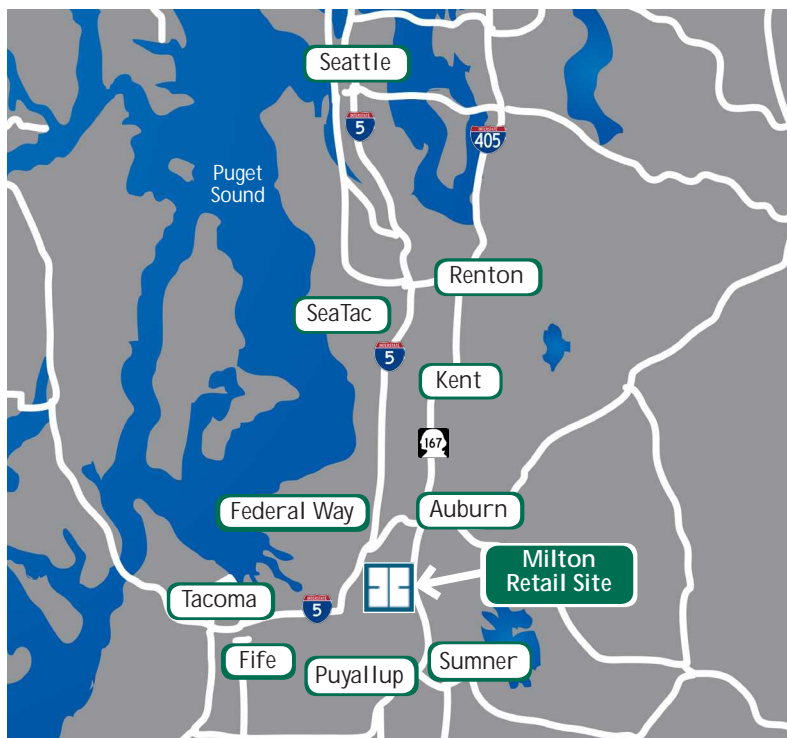
# The Benaroya Company

## Milton Retail Site



### FOR SALE OR BUILD-TO-SUIT

Located at the high traffic, high visibility corner of East Meridian and Emerald Street, this 2.22 acre retail site is available for sale or for build-to-suits. The site is divisible and includes all public utilities.



#### LOCATION

400 East Meridian | Milton WA

#### FEATURES

- 2.22 acres
- Sale price \$1,450,000
- Zoned MX: Mixed Use Town Center District
- Office - Retail - Automotive
- All public utilities
- High traffic public streets on three sides of property
- Three tax lots

#### CONTACT:

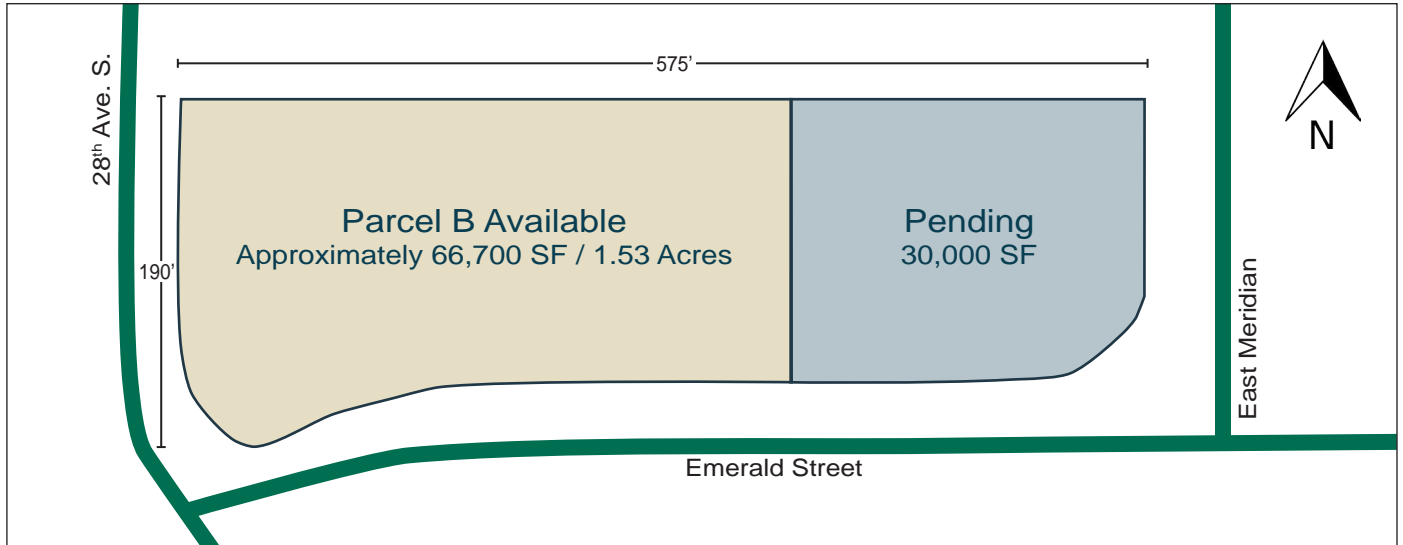


Arvin Vander Veen, SIOR  
T 202.654.0521  
arvin.vanderveen@colliers.com

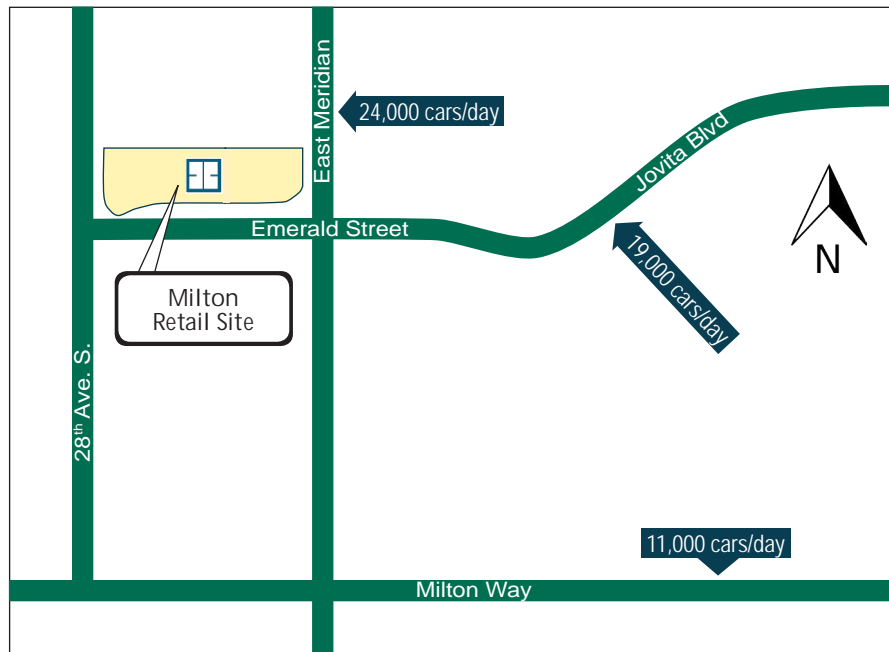
Joe Alhadeff  
T 425.440.6705  
joea@benaroya.com

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SITE PLAN



### TRAFFIC VOLUME

Source: 2015 Market Planning Solutions, Inc.

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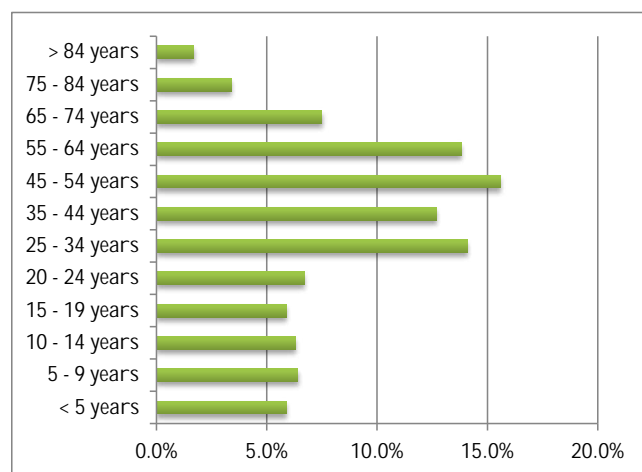
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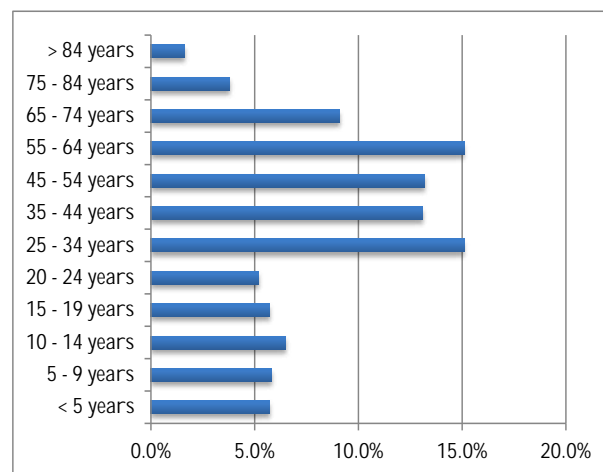
## Milton Retail Site

Demographic and Income Profile	2015* 1 mile radius	2020* 1 mile radius	2015* 3 mile radius	2020* 3 mile radius
Population	8,239	8,670	45,874	48,488
Households	3,126	3,271	17,180	18,103
Average Household Income	\$87,226	\$98,239	\$83,558	\$94,686
Household Income <\$35,000	17.6%	12.7%	20.3%	15.6%
Household Income >\$35,000 & <\$100,000	48.2%	46.5%	49.0%	47.5%
Household Income > \$100,000	34.2%	40.8%	30.7%	36.9%

\*Esri forecasts for 2015 & 2020



Population 2015 | 1 mile radius\*



Population 2020 | 1 mile radius\*

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### AMENITIES MAP



### RETAIL

1. 2nd Peek Boutique
2. 7-Eleven
3. Auto Zone
4. Baker's Automotive
5. Dollar Tree
6. Glamour Nails
7. GNC
8. Haggen
9. Hallmark
10. Hometown Hardware
11. Mj Liquor & Wine
12. O'Reilly's
13. Pet Pros
14. Radio Shack
15. Rite Aid
16. Safeway
17. Walgreens

### SERVICES

1. Children's Character Club
2. BP Station
3. Dill Animal Hospital
4. Edgewood Dry Cleaners
5. La Petite Academy
6. Pierce County Library
7. Rainbow Childcare
8. Shell Station
9. TLC Catering
10. US Post Office

### RESTAURANTS

1. A Spoonful of Sugar
2. Arby's
3. Bud's Bar & Grill
4. Dairy Queen
5. Domino's
6. Gikan Teriyaki
7. McDonalds
8. Melaque
9. My Greek Mediterranean Grill
10. Oliver's Sandwiches
11. Pizza Hut
12. Poverty Bay Coffee Company
13. Puerto Vallarta
14. Ranchito Mexican
15. Starbucks (2)
16. Subway
17. Taco Time
18. Yoko Teriyaki

### BANKS

1. Bank of America
2. Chase Bank
3. Columbia Bank
4. Key Bank
5. US Bank
6. Valley Bank

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