

# LAKE KATHRYN VILLAGE

14208-14220 92ND AVE  
GIG HARBOR, WA



**CUSHMAN &  
WAKEFIELD®**

**COMMERCE**

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INDEPENDENTLY OWNED AND OPERATED

PHARMACY ANCHORED RETAIL CENTER  
PARCELS FOR PURCHASE OR BTS



## PROPERTY FEATURES

- Retail development on main access to key peninsula
- Pads finished and ready to build
- Zoned GAI - Wide variety of retail uses
- All lots connected to park storm detention; no loss on pad
- All utilities to edge of lot: gas, electric, fiber
- Seller will build to suit for lease or purchase
  - Anchor pad (Lot 10) for sale at \$7.00/sf
  - Anchor pad (Lot 10) for lease \$10,000/sf/month, NNN

## KEY PENINSULA DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME	\$73,441
ESTIMATED POPULATION	17,536



For more information, please contact:

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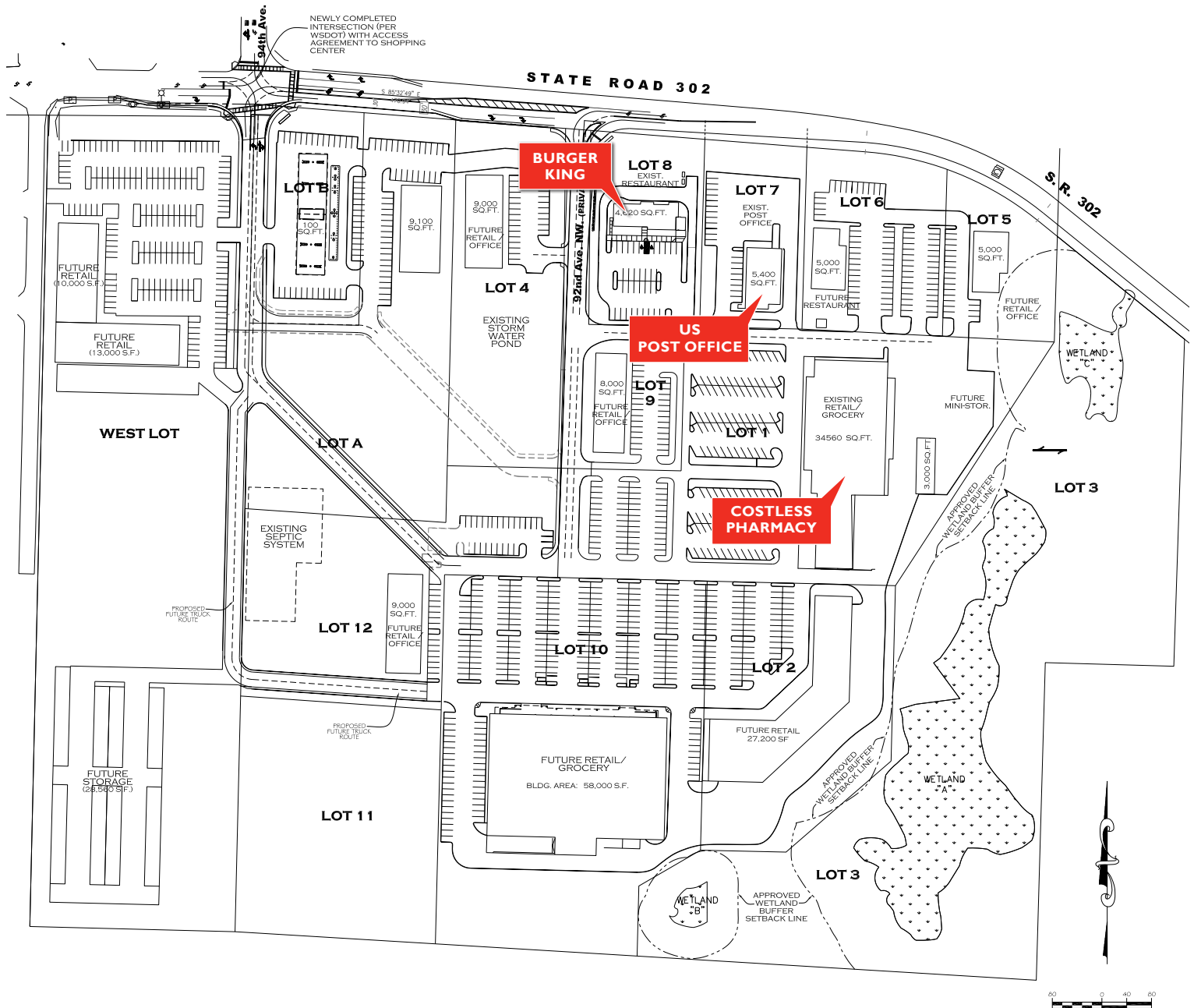
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RETAIL PARCELS  
AVAILABLE



## PROPOSED SITE PLAN

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### LOT AREA SUMMARY

LOT AREAS								
LOT	TENANT	BUILDING AREA (SF)	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL LOT AREA (SF)	ACRES	PARKING	
1	Costless Pharmacy	37,500	195,600	31,542	227,142	5.22	172	
2		27,200	92,055	27,620	119,675	2.75	74	
3		0	0	410,225	410,225	9.44	0	
4		9,000	34,340	65,802	100,142	2.30	30	
5		5,000	14,593	26,521	41,114	0.94	19	
6	US Post Office	5,000	36,912	28,192	65,104	1.49	78	
7		5,000	32,673	16,508	49,181	1.13	22	
8		4,000	31,800	24,120	55,920	1.28	39	
9		8,000	48,264	9,728	57,992	1.33	32	
10		58,000	189,038	52,757	241,795	5.55	265	
11	Burger King	0	0	122,623	122,623	2.89	0	
12		9,000	104,137	26,096	130,233	2.91	50	
Subtotal		167,760	779,412	841,734	1,621,146	37.23	781	
Lot Coverage % Total: 48% Impervious/52% Pervious								
A		9,100	40,074	109,863	149,937		59	
B		100	46,686	14,751	61,437		26	
Subtotal		9,200	86,760	124,614	211,374	4.84	85	
Lot Coverage % Total: 41% Impervious/59% Pervious								
TOTAL		176,960	866,172	966,348	1,832,520	42.07	866	

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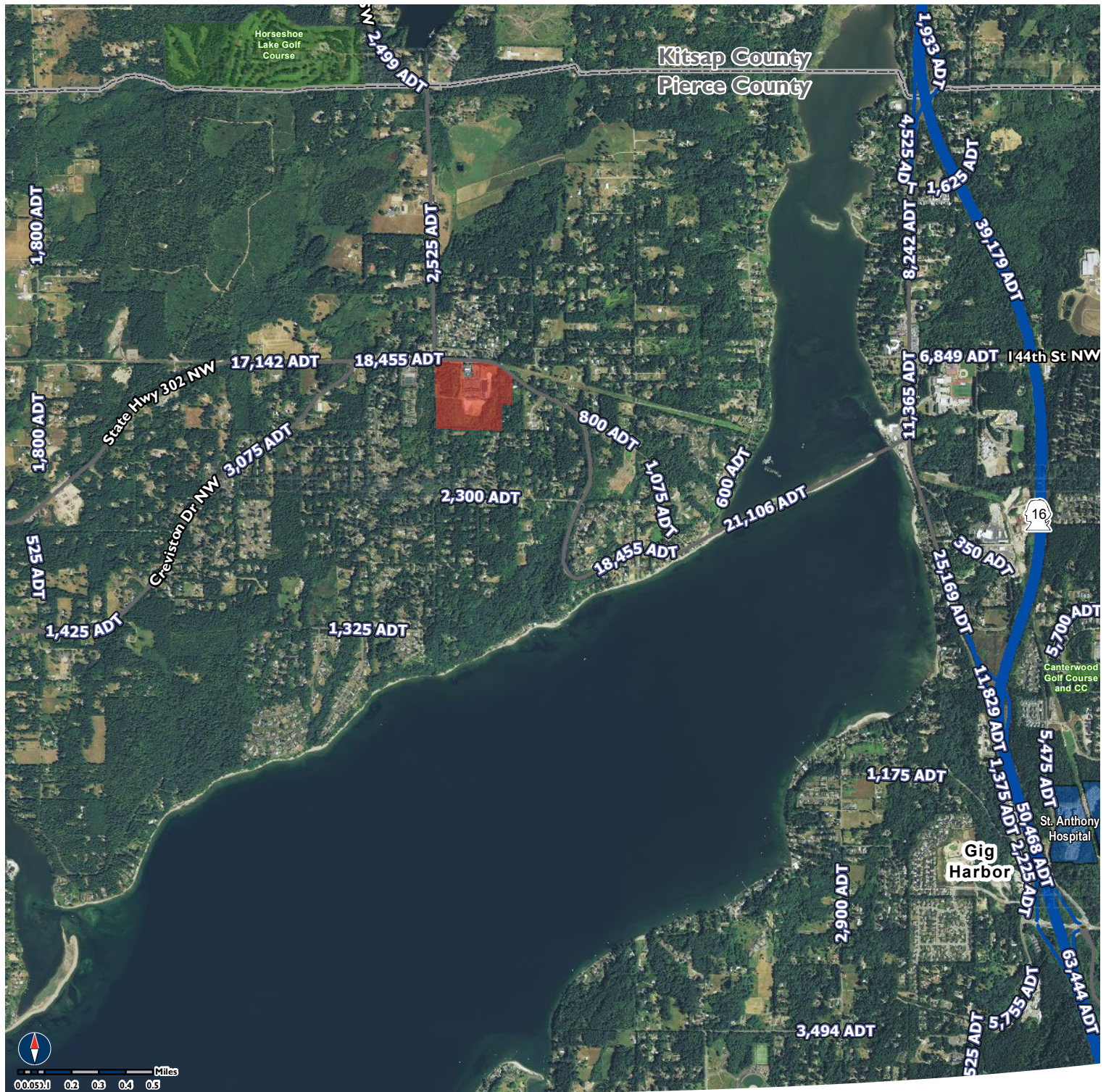
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path:

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## TRAFFIC COUNTS



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