

# SUMNER RETAIL BUILDING

1109 - 1111 - 1113 Main St, Sumner, WA 98390



**PRICE REDUCED FROM \$950,000 TO \$875,000!!**

## SUMMARY INFORMATION

<b>Sale Price:</b>	<b>\$875,000</b>
<b>Lot Size:</b>	<b>0.13 Acres</b>
<b>Year Built:</b>	<b>1921</b>
<b>Building Size:</b>	<b>10,115</b>
<b>Renovated:</b>	<b>1983</b>
<b>Zoning:</b>	<b>Central Business District</b>
<b>Price / SF:</b>	<b>\$86.51</b>

## PROPERTY OVERVIEW

Located in the heart of Downtown Sumner at the intersection of Main and Alder street. This area is rapidly changing with the recent zoning change to "Town Center" which allows for higher densities, increased building heights and policies to encourage development. The property features 4,850 square feet on the main floor that is currently leased providing significant income. An additional 2,900 square feet on the upper floor combined with another 2,365 square feet on the lower floor provides significant upside opportunities. Excellent site for re-development as well.

## PROPERTY HIGHLIGHTS

- Great visibility with frontage on Main Street at a busy intersection
- Walking distance to the Sounder train station
- Nearby access to Hwy 167, SR 410 and Hwy 512.
- Located in the city's new Town Center Plan with lots of nearby activity
- Significant upside opportunity
- Excellent site for re-development

**KELLER WILLIAMS COMMERCIAL**  
1011 East Main,  
Suite 208  
Puyallup, WA 98372

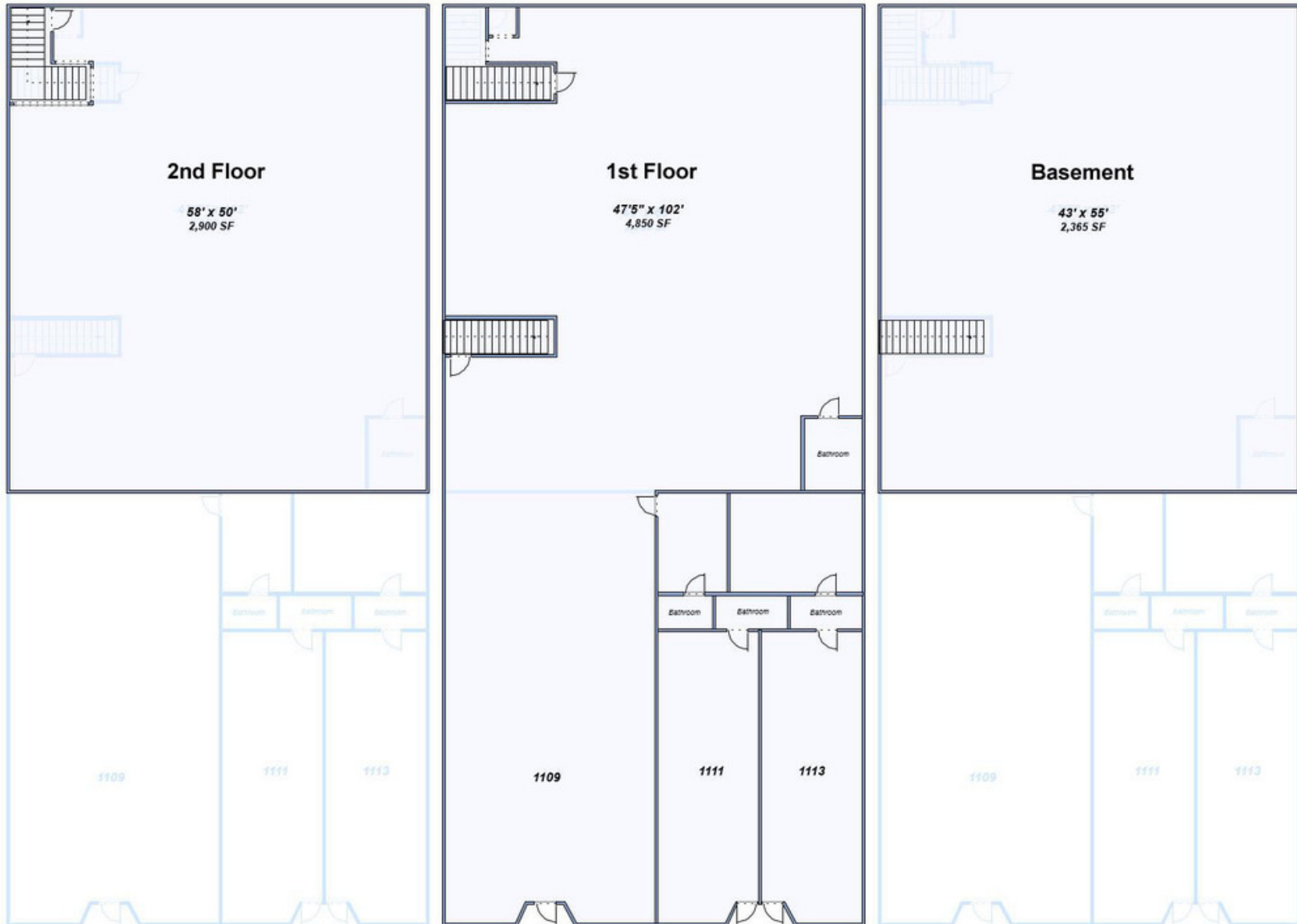
**STEVE DORENBUSH, CCIM**  
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**1109 MAIN ST, SUMNER, WA**

3 Floors - 10,115 SF Total

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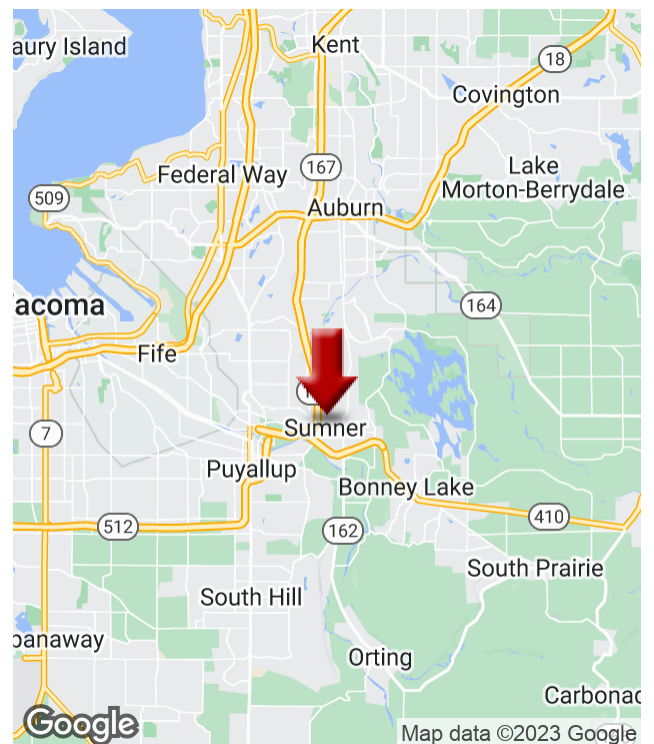
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## LOCATION OVERVIEW

Located on Sumner's classic Main Street, this is in the heart of Sumner at the intersection of Main St and Alder Ave. Walking distance to Sound Transit, this is a great location. Sumner has been featured in Seattle Magazine, Sunset Magazine, Evening Magazine and South Sound Magazine as a shopping destination. The downtown is also a daily stop for locals, bringing a strong retail customer base. Sumner is recognized as a strong destination brand featured in national and international media.



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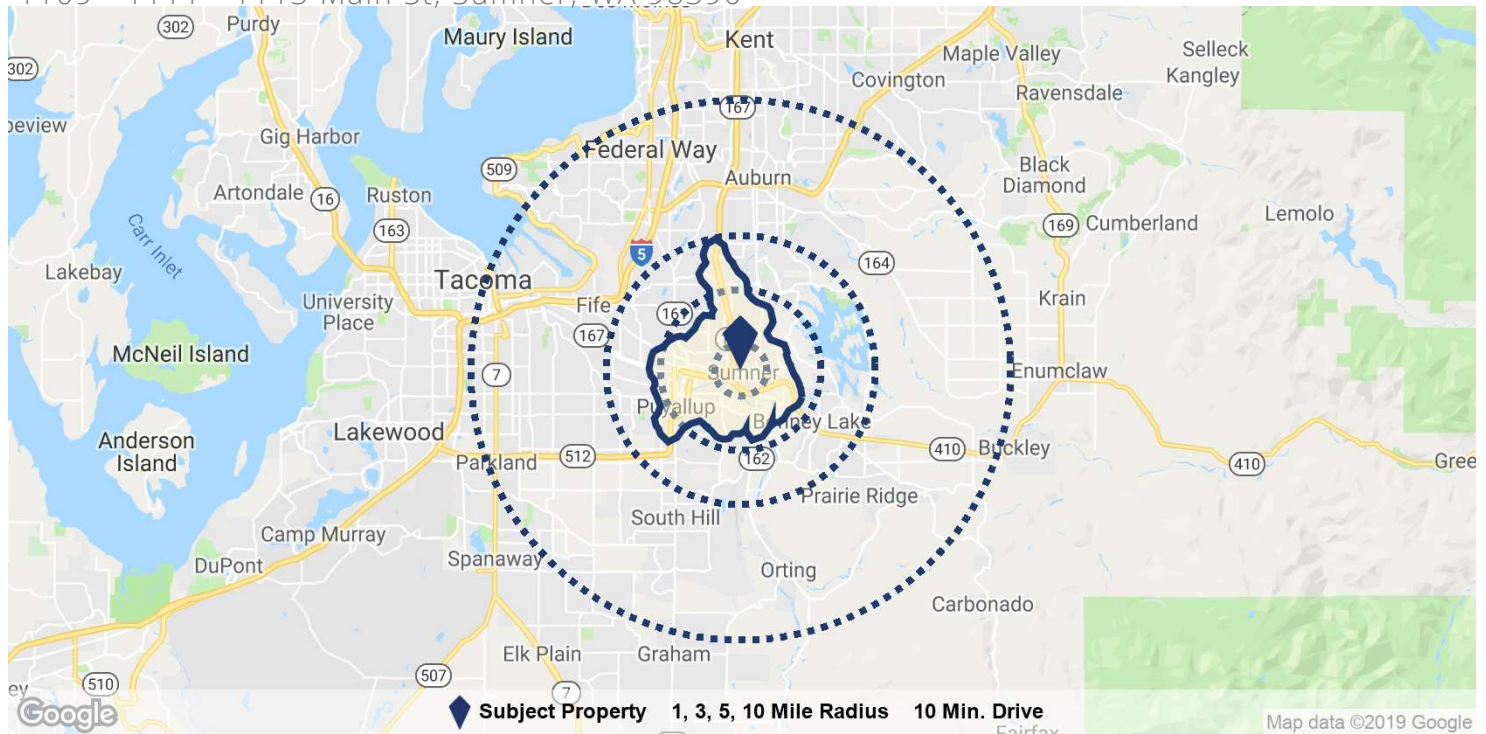
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Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	8,186	48,399	147,277	572,836	43,804
5 Yr Growth	8.6%	8.2%	7.6%	7.5%	8.3%
Median Age	36	38	38	36	37
5 Yr Forecast	38	39	39	37	38
White / Black / Hispanic	90% / 1% / 13%	88% / 2% / 9%	85% / 2% / 9%	74% / 6% / 12%	87% / 2% / 10%
5 Yr Forecast	89% / 2% / 15%	87% / 2% / 9%	84% / 3% / 9%	73% / 6% / 13%	86% / 2% / 10%
Employment	7,450	28,845	59,794	221,365	21,656
Buying Power	\$200.5M	\$1.4B	\$4.4B	\$14.8B	\$1.2B
5 Yr Growth	9.8%	10.0%	9.8%	9.4%	11.1%
College Graduates	14.6%	21.7%	23.1%	19.6%	27.5%
<b>Household</b>					
Households	3,423	19,178	56,516	209,586	17,815
5 Yr Growth	8.5%	8.2%	7.7%	7.7%	8.2%
Median Household Income	\$58,567	\$73,335	\$77,036	\$70,676	\$70,118
5 Yr Forecast	\$59,228	\$74,562	\$78,553	\$71,821	\$71,973
Average Household Income	\$71,478	\$91,591	\$95,583	\$86,147	\$90,136
5 Yr Forecast	\$72,085	\$93,363	\$97,349	\$87,656	\$92,648
% High Income (>\$75k)	35%	49%	51%	47%	46%
<b>Housing</b>					
Median Home Value	\$292,831	\$308,898	\$308,471	\$277,090	\$323,614
Median Year Built	1983	1984	1988	1987	1981
Owner / Renter Occupied	46% / 54%	59% / 41%	65% / 35%	64% / 36%	54% / 46%

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