

Frederickson Town Center



176th St E & Canyon Rd E
Frederickson, WA 98373



Pad sites from ±34,000 SF up to 31 acres

15+ lots available for sale or ground lease

Join McDonald's, America's Credit Union, KinderCare & IHOP!

Monument signage at each of two (2) signalized entrances

Fully improved site, all utilities, storm sewer, roadways, graded and ready to build!

Largest intersection in Pierce County with ±68,400 CPD! (combined)

±1,800 new multifamily units planned within 2 miles of Frederickson Town Center

[Click here to view drone video](#)

Pad prices starting from \$12.00 PSF (depending on size/location)

Contact

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PALLIS PROPERTIES, INC

Frederickson Town Center



DEMOGRAPHICS - 3 MILES

TOP 5 DAYTIME EMPLOYERS

Population	74,672
Average HH Income	\$83,857
Daytime Employees	30,320

	Employees
1. Boeing	±1,575
2. Toray Composite Materials America	±560
3. Northwest Door	±250
4. Helm Manufacturing/Waste Connection/ Canyon Road Industrial Park	±240
5. NW Properties Industrial Park	±210

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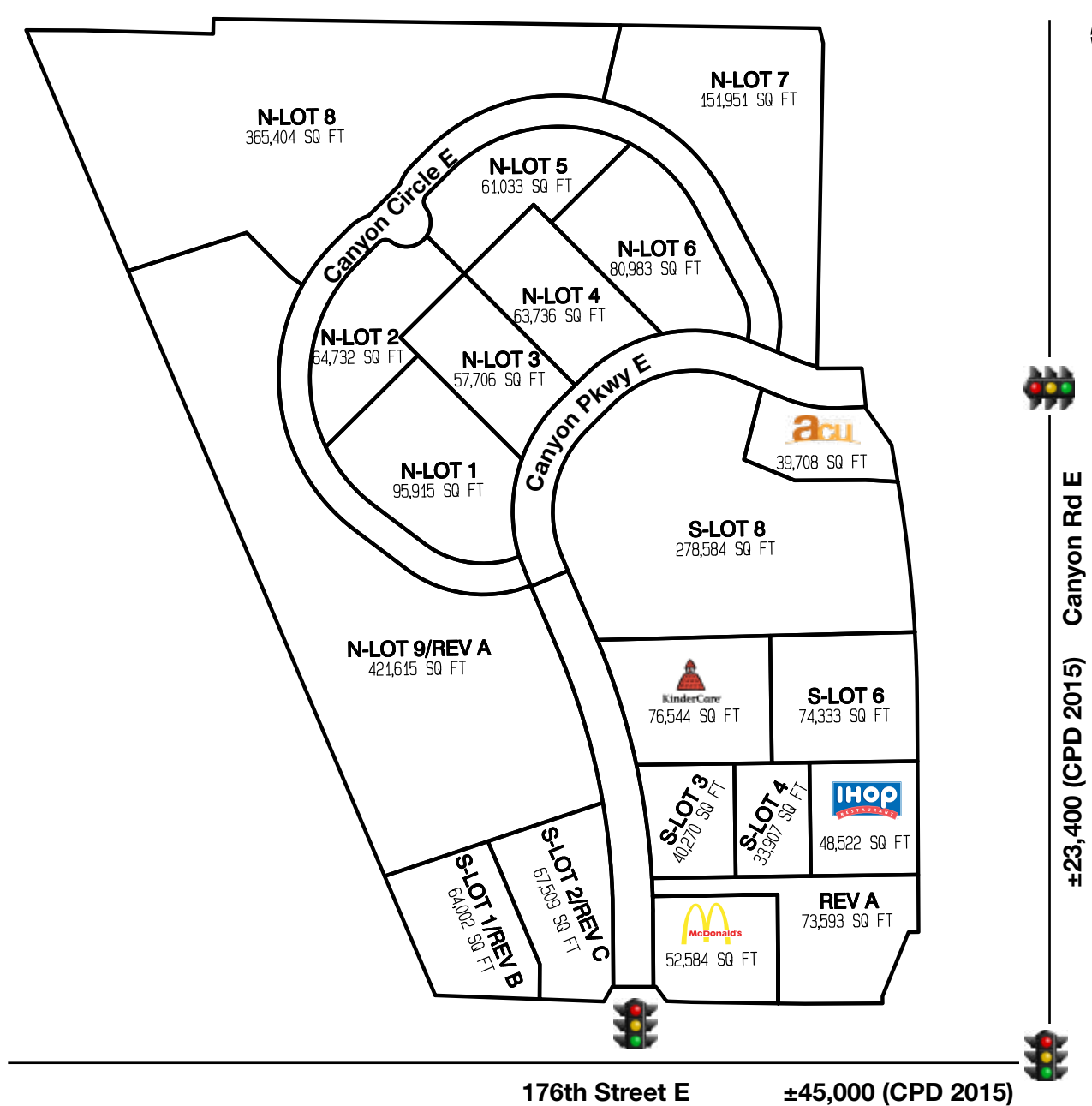
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PAD PRICING				
SOUTH PARCELS	ACRES ±	SF±	PRICE PSF	TOTAL PRICE
Parcel "A"	1.68	73,593	\$27.00	\$1,987,011
Parcel "B" - McDonalds	1.20	52,584	LEASED	LEASED
Lot 1	1.46	64,002	\$26.00	\$1,664,052
Lot 2	1.54	67,509	\$27.00	\$1,809,743
Lot 3	0.92	40,075	\$20.00	\$801,500
Lot 4	0.77	33,907	\$22.00	\$745,954
Lot 5 - IHOP	1.11	48,522	SOLD	SOLD
Lot 6	1.70	74,333	\$22.00	\$1,635,326
Lot 9 - Kindercare	1.75	76,544	SOLD	SOLD
Lot 8	6.39	278,584	\$20.00	\$5,575,680
Lot 7 - America's Credit Union	0.91	39,708	SOLD	SOLD

NORTH PARCELS	ACRES ±	SF±	PRICE PSF	TOTAL PRICE
Lot 1	2.20	95,915	\$16.00	\$1,534,640
Lot 2	1.48	64,732	\$14.00	\$807,884
Lot 3	1.32	57,706	\$17.00	\$981,342
Lot 4	1.46	63,736	\$17.00	\$1,081,512
Lot 5	1.37	60,033	\$14.00	\$840,462
Lot 6	1.85	80,983	\$17.00	\$1,376,711
Lot 7	3.48	151,951	\$14.00	\$2,127,314
Lot 8	8.38	365,404	\$12.00	\$4,384,848
Lot 9	9.67	421,615	\$17.00	\$7,167,445

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