

# 56TH & TACOMA MALL DEVELOPMENT SITE

5440 S STATE STREET | TACOMA, WA

## DEVELOPMENT SITE IN PRIME TACOMA LOCATION FOR SALE



### SALE INFORMATION

PARCEL NUMBER

2320002071

LAND SIZE

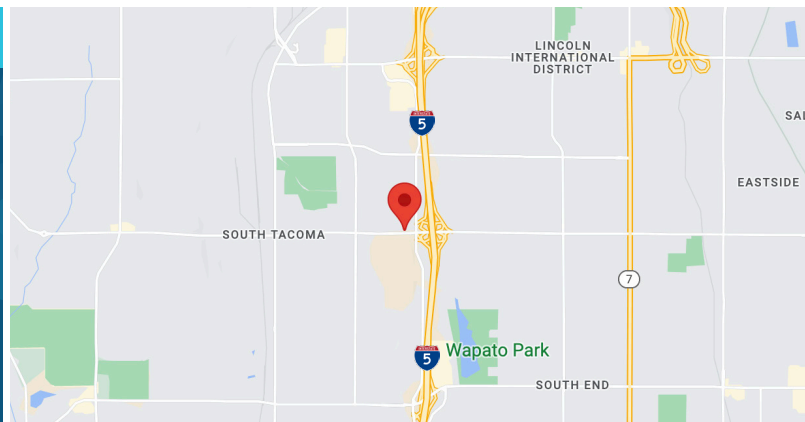
39,875 SF (0.915 AC)

SALE PRICE

\$900,000

### PROPERTY HIGHLIGHTS

- Well located property near S 56th St and Tacoma Mall Blvd
- Traffic count approximately 26,000 at S 56th St and Tacoma Mall Blvd
- Allowable uses include single-family dwelling, duplex, triplex, multiple-family dwelling
- Power, sewer, water available



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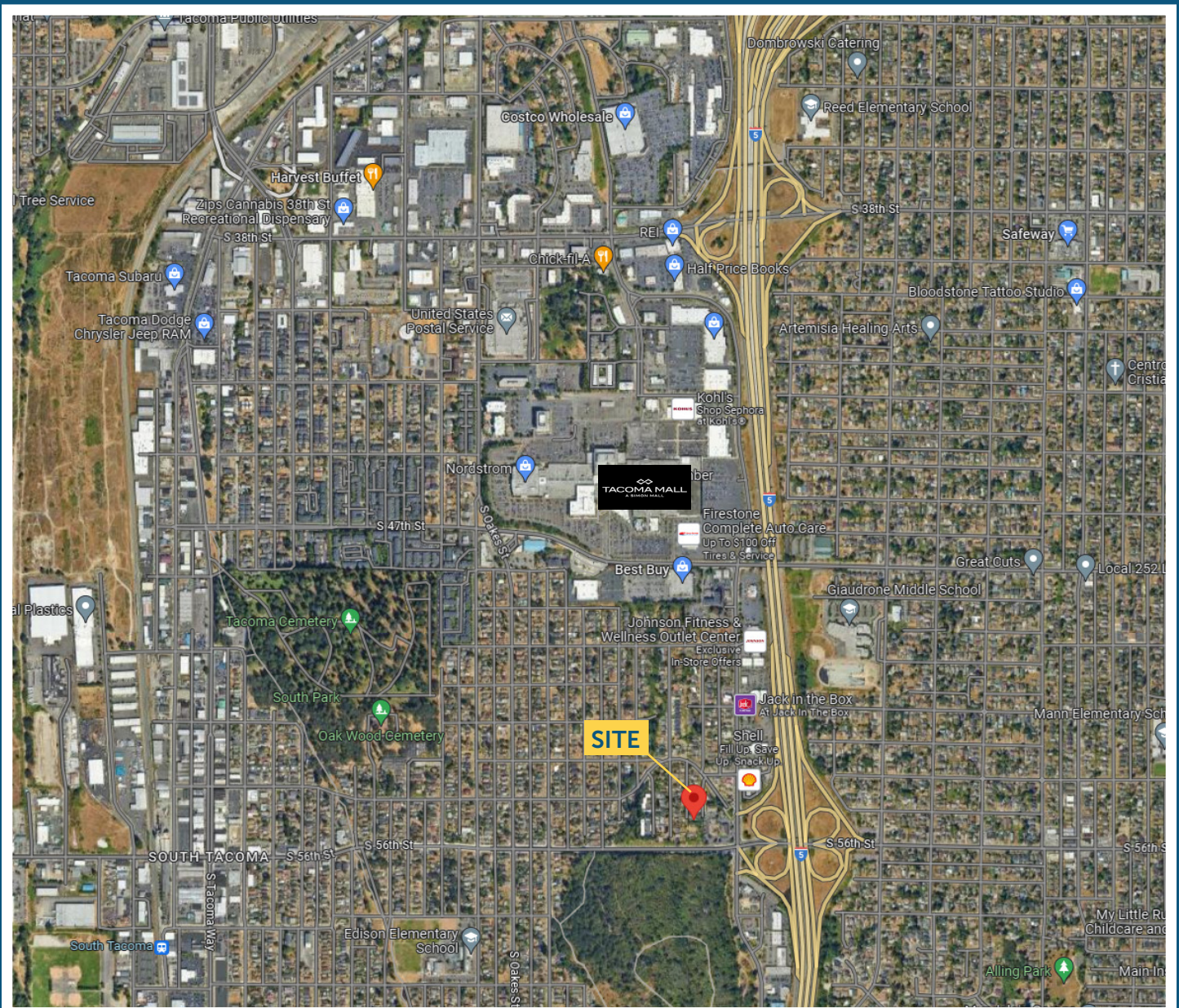
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 Population	18,684	143,452	317,828
2023 Households	7,138	53,604	125,916
Avg Household Income	\$78,389	\$78,469	\$84,722



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