

For Lease

Sweetwater Creek

22721 NE Hwy 3, Belfair, WA 98528

1,658 S/F

\$12.00/SF/YR + NNN



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Property Assets

- ✓ Two roll-up overhead doors
- ✓ One small office, one restroom, a mezzanine, and storage space
- ✓ Formerly a Quality Tire and Service
- ✓ Convenient location on Hwy. 3
- ✓ Excellent viewability on busy Hwy 3
- ✓ Available Immediately
- ✓ Great Parking



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Building Square Footage	1,658 SF
Year Built	1989, Complete remodel in 2009
County	Mason
Parcel Number	12332-50-00063
Approximate Asking Rate	\$12.00/SF/YR + NNN
Approximate NNN Rate	\$563.72/ month
Total Monthly Base Rent	\$1,658/mo
Traffic Count	20,000 cars/day

Join These Established Tenants

- Habitat for Humanity
- Sherwood Creek Children’s Center
- RNJ Smoked Meats



Listing Office RE License #: 7894

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6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

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This building was formerly the Quality Tire and Service Store and is located very close to the heart of Belfair. The building features: a heated & insulated shop, two grade-level overhead doors, an office/reception area, restroom, storage, and a mezzanine. There is a separate covered, fenced storage area that is included. NNN are very low, \$4.08/SF/YR. The property is located between Sherwood Creek Children's Center and Habitat for Humanity on Hwy 3. Built in 1989, the building was completely remodeled in 2009.



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Population			
2000 Population	3,329	5,284	30,917
2010 Population	4,027	7,889	36,783
2020 Population	4,447	8,836	42,568
2025 Population	4,681	9,306	45,407
2000-2010 Annual Rate	1.92%	4.09%	1.75%
2010-2020 Annual Rate	0.97%	1.11%	1.44%
2020-2025 Annual Rate	1.03%	1.04%	1.30%
2020 Male Population	50.7%	49.6%	50.5%
2020 Female Population	49.3%	50.4%	49.5%
2020 Median Age	38.9	49.3	45.3
	0 - 2 mile	2 - 5 mile	5 - 10 mile
Mortgage Income			
2020 Percent of Income for Mortgage	17.0%	19.5%	19.0%
Median Household Income			
2020 Median Household Income	\$60,040	\$68,934	\$83,850
2025 Median Household Income	\$65,601	\$75,769	\$93,224
2020-2025 Annual Rate	1.79%	1.91%	2.14%
Average Household Income			
2020 Average Household Income	\$79,129	\$90,240	\$105,070
2025 Average Household Income	\$89,033	\$100,415	\$118,788
2020-2025 Annual Rate	2.39%	2.16%	2.48%
Per Capita Income			
2020 Per Capita Income	\$28,446	\$36,015	\$40,343
2025 Per Capita Income	\$32,012	\$40,138	\$45,534
2020-2025 Annual Rate	2.39%	2.19%	2.45%
Households by Income			

Current median household income is \$83,850 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$93,224 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$105,070 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$118,788 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$40,343 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,534 in five years, compared to \$37,691 for all U.S. households

Disclaimer: The information contained in this document has been obtained from sources believed to be reliable. Key Choice Commercial (KCC) does not doubt its accuracy; however, KCC has not verified and will not verify any of the information contained herein and makes no guarantee, warranty or representations to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Properties are subject to change in price and/or availability without notice.



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