

**Available Space**

**30,770 SF (bldg.)**  
Available Immediately  
(Sublet thru 2014)

**ADDRESS**

1209 South 320th  
Federal Way, WA  
(1 block West of 320th &  
Pacific Hwy)

**TRAFFIC COUNTS**

33,000 cpd  
1 block West of Pacific Hwy

**DEMOGRAPHICS**

**Population**

13,675 = 1 mile  
96,048 = 3 miles  
194,825 = 5 miles

**Median Income**

\$42,258 = 1 mile  
\$61,550 = 3 miles  
\$62,446 = 5 miles

**Pricing**

\$9.00 psf/NNN

**For Additional Info  
Please Contact:  
Brian Engelking**

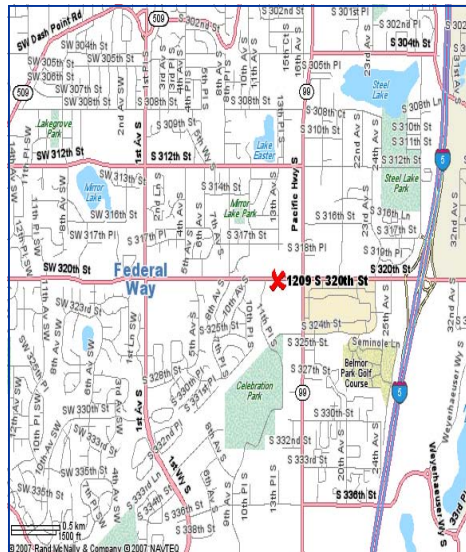
**253-853-2840 (office)  
253-973-2324 (cell)**



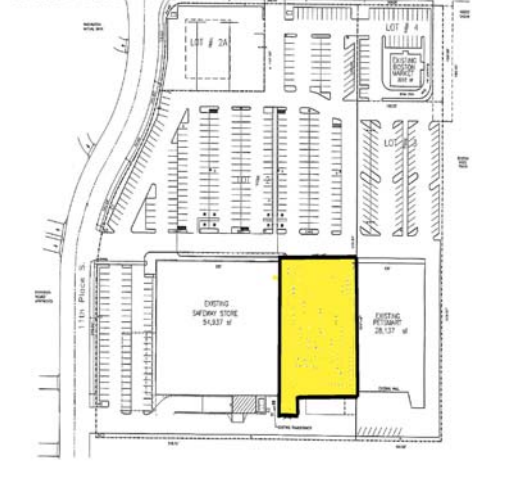
FORMER LONG'S DRUG  
FEDERAL WAY, WA

**PROPERTY HIGHLIGHTS**

- ◆ Grocery Anchored Shopping Center
- ◆ Co-Tenants include Safeway, Big Lots, and Q'doba
- ◆ Excellent location, close to major shopping
- ◆ Easy access with high traffic counts



Site Plan



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**FOR  
LEASE**