

FOR SALE

2514 S 47th Street
Tacoma, WA



SUBJECT
PROPERTY



47TH STREET LAND

Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

47TH STREET LAND is located directly across from the Tacoma Mall, which is Pierce County's premier shopping destination featuring over 150 specialty stores. This property boasts frontage along 47th Street, serving as a vital east-west connection bridging busy Tacoma Mall Boulevard and Pine Street. Positioned centrally within Tacoma, the property's value is further heightened, offering a multitude of possibilities for potential use. Its zoning permits a wide array of mixed-use transit-supportive developments. With its strategic location, zoning flexibility, and proximity to a thriving shopping hub, 47th Street Land presents a unique opportunity for a variety of projects, including retail, residential, office space, or innovative mixed-use developments that can cater to the diverse needs of the community.



2514 S 47TH STREET

- Land Size: 12,967 SF/0.298 Acres
- Parcel Number: 6060000101
- Zoning: Urban Center Mixed-Use with STGGPD Overlay, City of Tacoma
- Power/Sewer/Water Available
- Traffic Count: 11,633 ADT
- Purchase Price: \$400,000



Population



Average HH Income



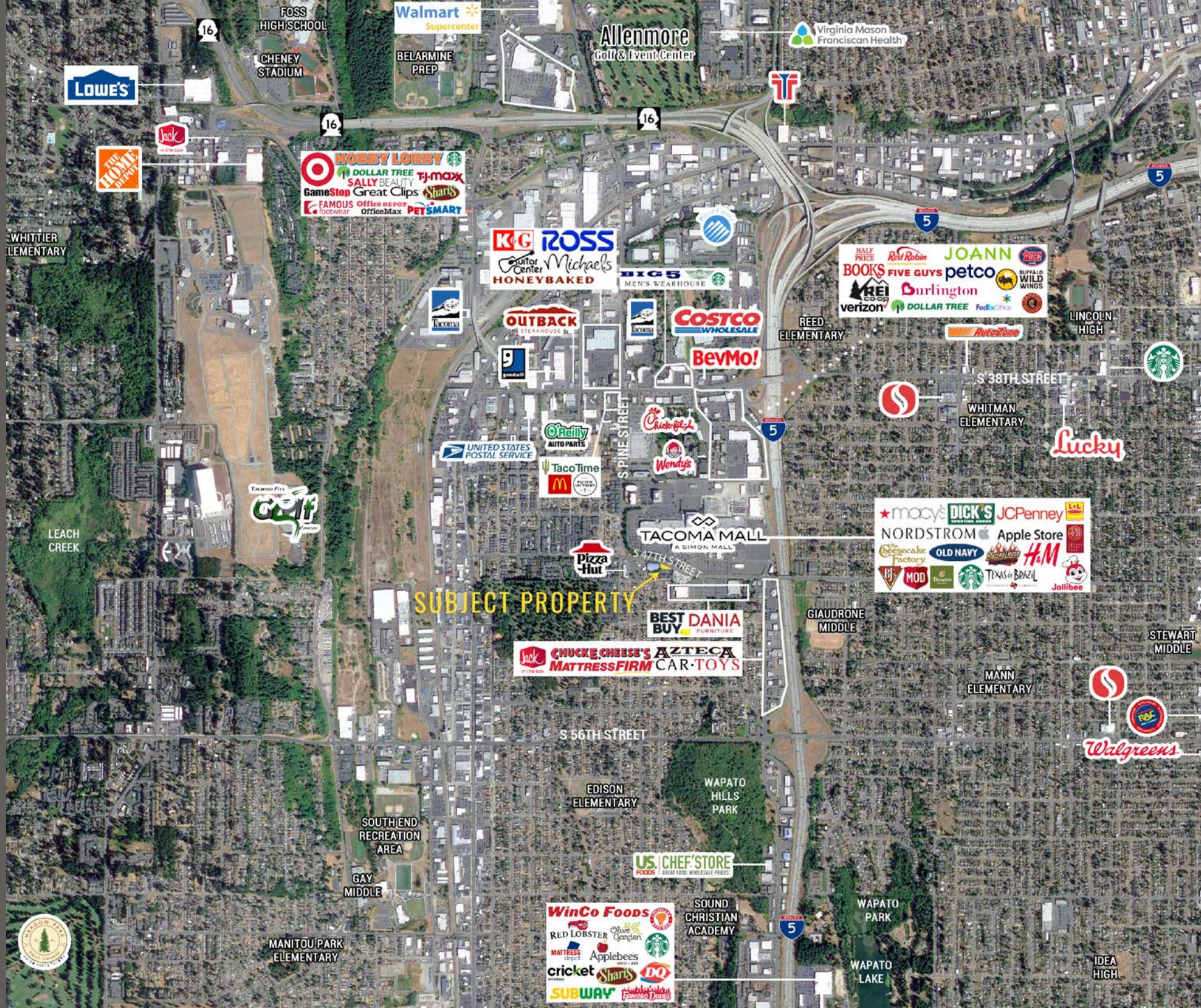
Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	16,014	\$92,701	8,049
Mile 3	147,038	\$101,787	51,823
Mile 5	315,548	\$106,366	122,761



LOCATION AERIAL





TACOMA, WA is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JAMESON SULLIVAN

253.471.5508

jsullivan@firstwesternproperties.com



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