

**BROKER BONUS!**  
\*Contact the listing agent for details.

## Retail & Office Available

Suite 140: 1,675 RSF Retail

Suite 200: 1,000 – 2,728 RSF Office



## 1520 Wilmington Drive

DUPONT, WA 98327

### Mixed use center in the heart of Dupont's commercial core near Joint Base Lewis-McChord

- » Seven minutes from the proposed Village Development at The Home Golf Course (to include 2,000+ Residences)
- » Proximity to major highways (I-5) provides easy access to Seattle, Tacoma, and Olympia.
- » Strong visibility from Wilmington Drive with sign potential
- » Demographics include a mix of young professionals, military personnel, and families

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 JSH | PROPERTIES, INC.





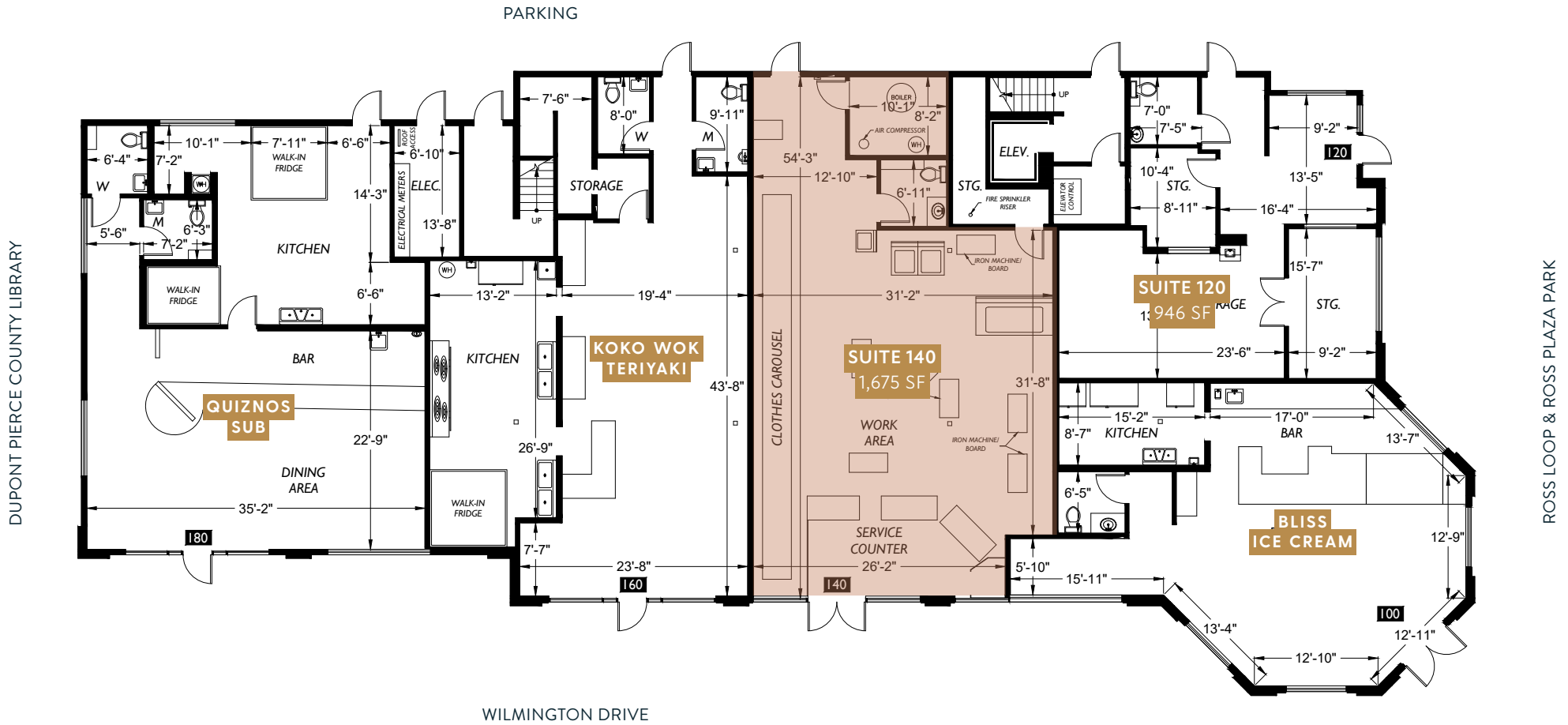
Suite 140: 1,675 RSF  
(former dry cleaner)  
\$27.00 PSF, NNN





# Available 1st Floor Retail

Suite 140: 1,675 RSF Retail (former dry cleaner), \$27.00 PSF, NNN



# Available 2nd Floor Office

Suite 200: 2,728 RSF, \$19.00 PSF, NNN\*

\*Built out office space with 8 private offices, conference room, kitchenette

DUPONT PIERCE COUNTY LIBRARY

ROSS LOOP & ROSS PLAZA PARK



# DEMOGRAPHICS ~ 5 MILE RADIUS

## KEY FACTS



38,663

Population



25.5

Median Age



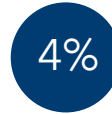
2.9

Average Household Size



\$110,512

2023 Average Household Income (Esri)



4%

No High School Diploma

## EDUCATION



20%

High School Graduate



38%

Some College



38%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



70%

White Collar



18%

Blue Collar



12%

Services

## BUSINESS



535

Total Businesses



11,020

Total Employees

## ANNUAL HOUSEHOLD SPENDING



\$2,443

Apparel & Services



\$291

Computers & Hardware



\$4,072

Eating Out



\$2,993

Travel



\$73

Theatre/Operas/Concerts



\$72

Movies/Museums/Parks



\$7,140

Groceries



\$6,952

Health Care



\$71

Sports Events



\$10

Online Games

## ANNUAL LIFESTYLE SPENDING

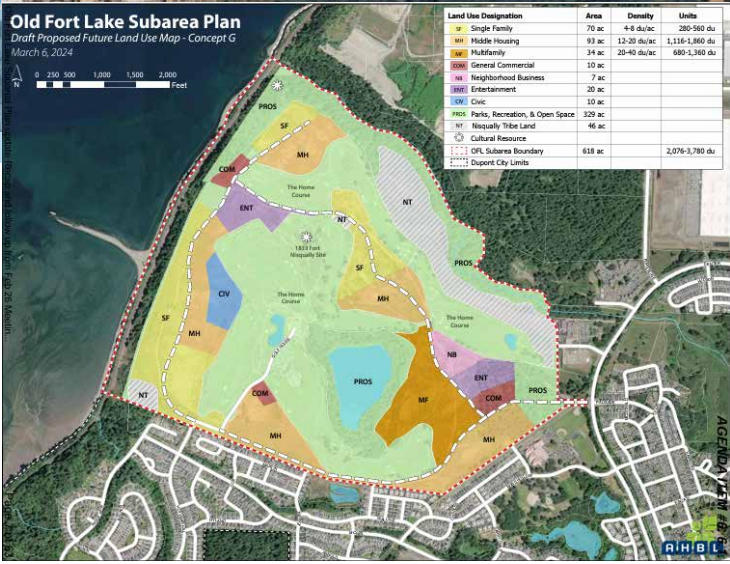




2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,879	19,784	38,663
Daytime Population	3,711	17,311	57,081
Households	1,977	5,413	10,771
Avg. HH Income	\$122,467	\$119,834	\$110,512
Median Age	33.8	25.0	25.5

The city of DuPont is proposing a new village around The Home Golf Course with more than 2,000 new homes in addition to new hiking trails, businesses and entertainment venues. A development plan expected to be approved later this year would add a mix of up to 560 single-family dwelling units, up to 1,860 middle-housing dwelling units and up to 1,360 multifamily dwelling units on the site. That's in addition to a proposed 17 acres of commercial and neighborhood businesses, 20 acres of entertainment businesses and 10 acres of civic building.

Source: <https://www.theolympian.com>



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# Dupont Commercial Core



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1520 WILMINGTON RETAIL/OFFICE FOR LEASE | 7 |

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