

# 1301 SW GRADY WAY

Renton, WA

0.39 AC OF LAND

**FOR SALE**

SW GRADY WAY



THE ANDOVER  
COMPANY, INC.

CORFAC INTERNATIONAL

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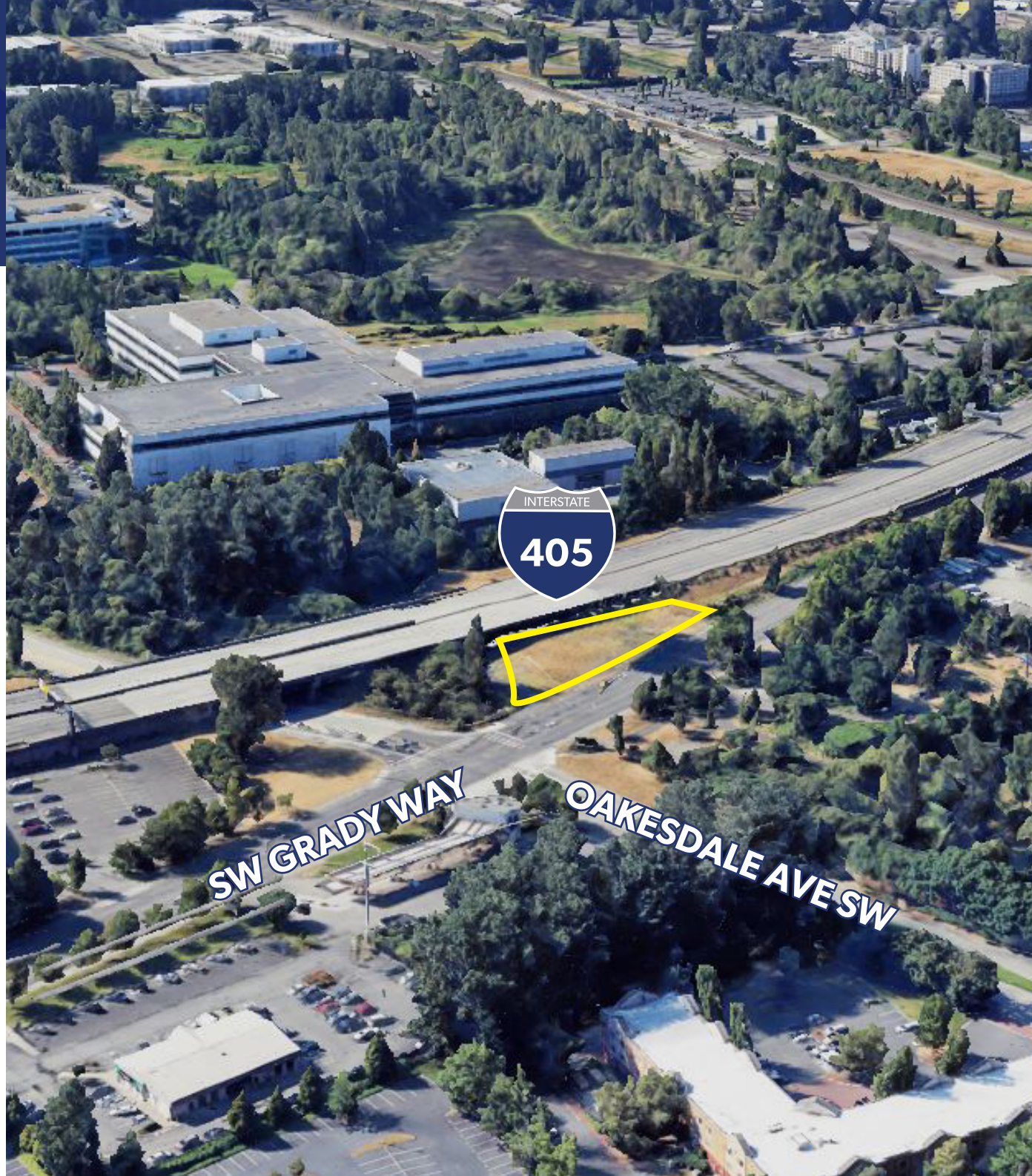
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)

# PROPERTY HIGHLIGHTS

- \$400,000
- 0.39 acres available
- Parcel numbers:
  - 242304-9054
  - 242304-9133
  - 242304-9128
- High visibility on Grady Way
- Great access to I-405, I-5 and Hwy-167
- Potential for multiple points of ingress/egress and middle turn lane on SW Grady Way
- Utilities adjacent to property in the street
- Zoning - Commercial Office Zone (CO)
  - CO zone allows for office uses, medical uses, and limited retail & industrial uses
  - <https://www.codepublishing.com/WA/Renton/html/Renton04/Renton0402/Renton0402060.html>

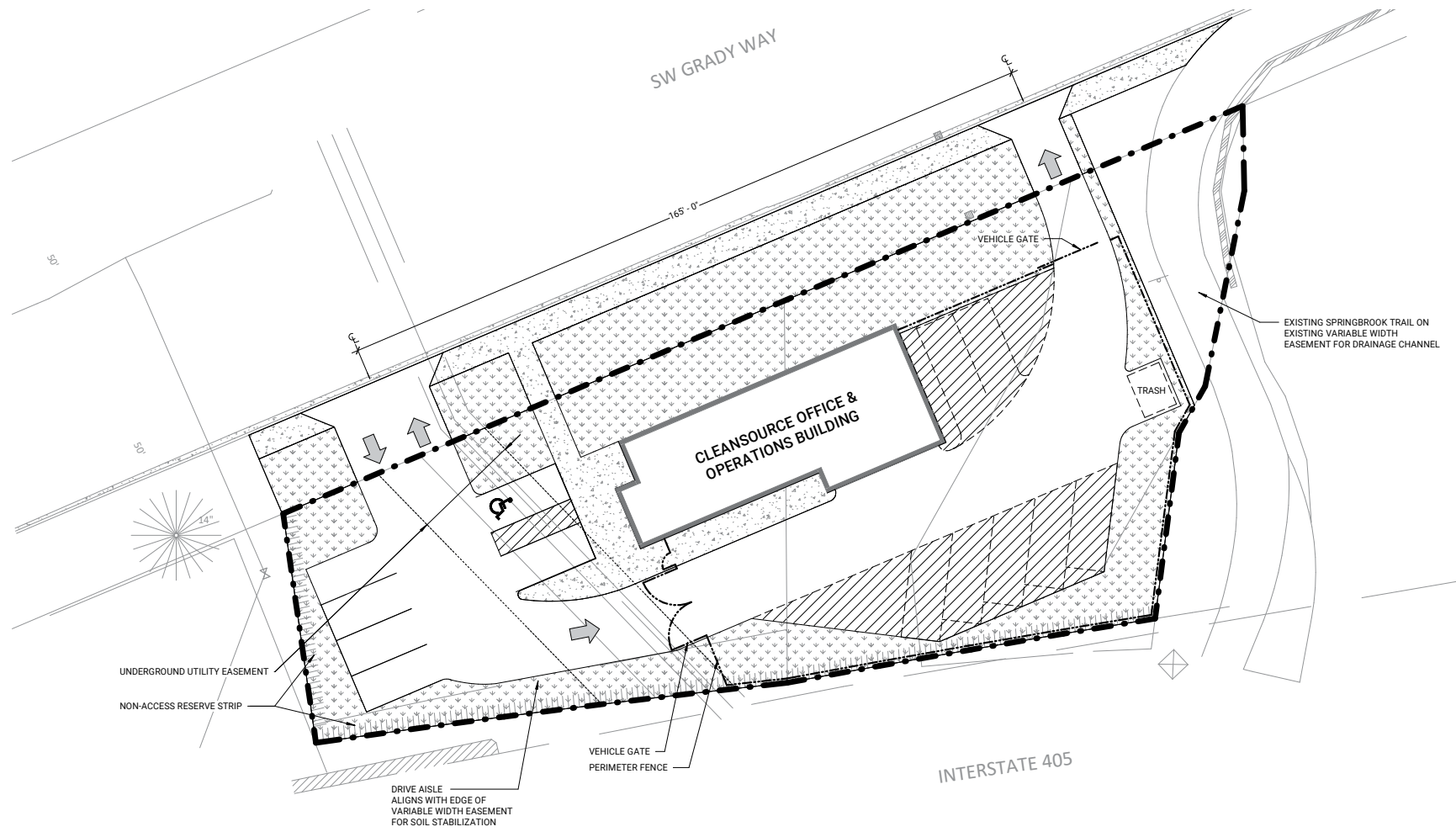
*The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.*

**1301 SW GRADY WAY** | RENTON, WA



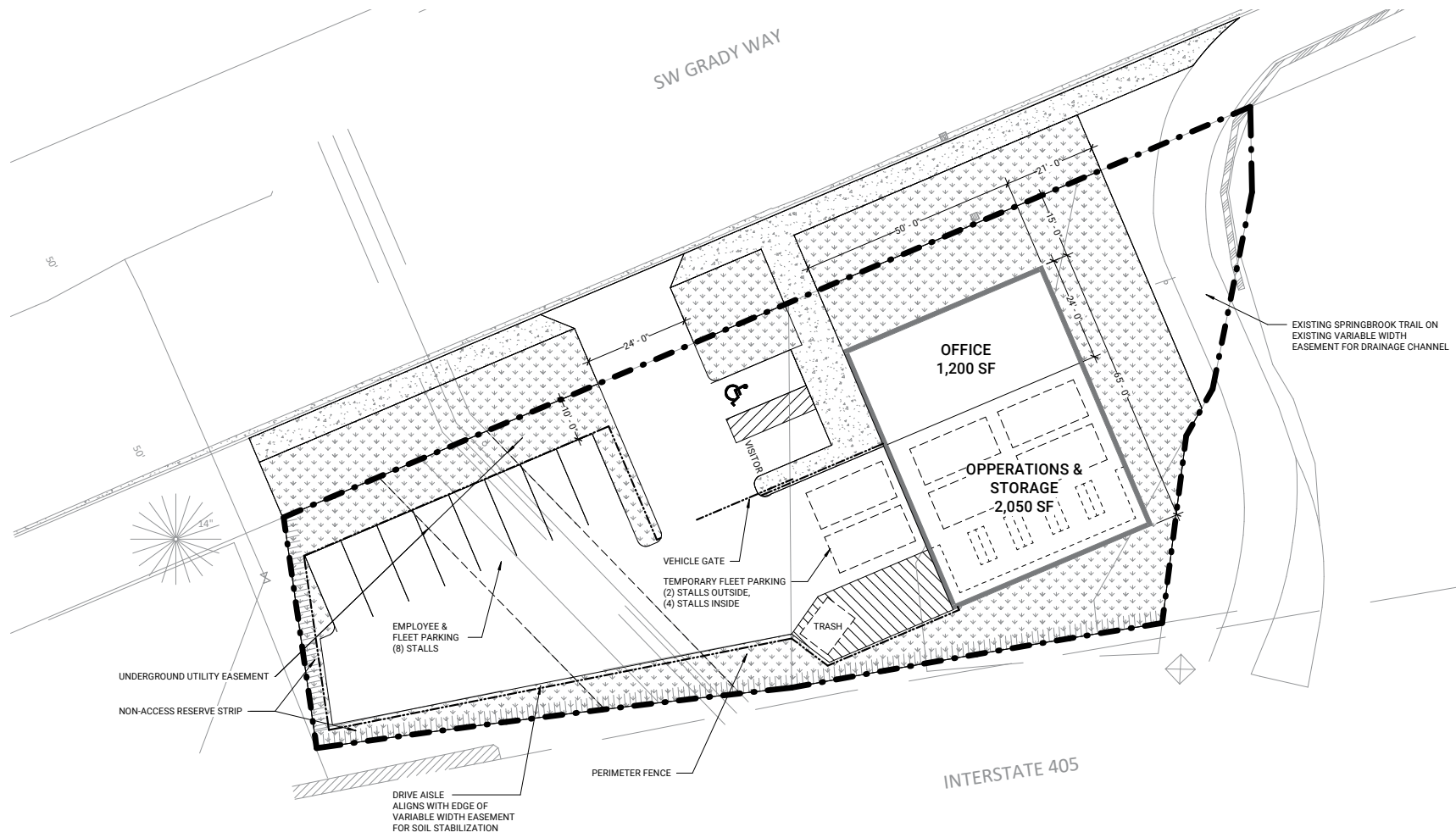
# POTENTIAL SITE PLANS

# CONFIGURATION #1



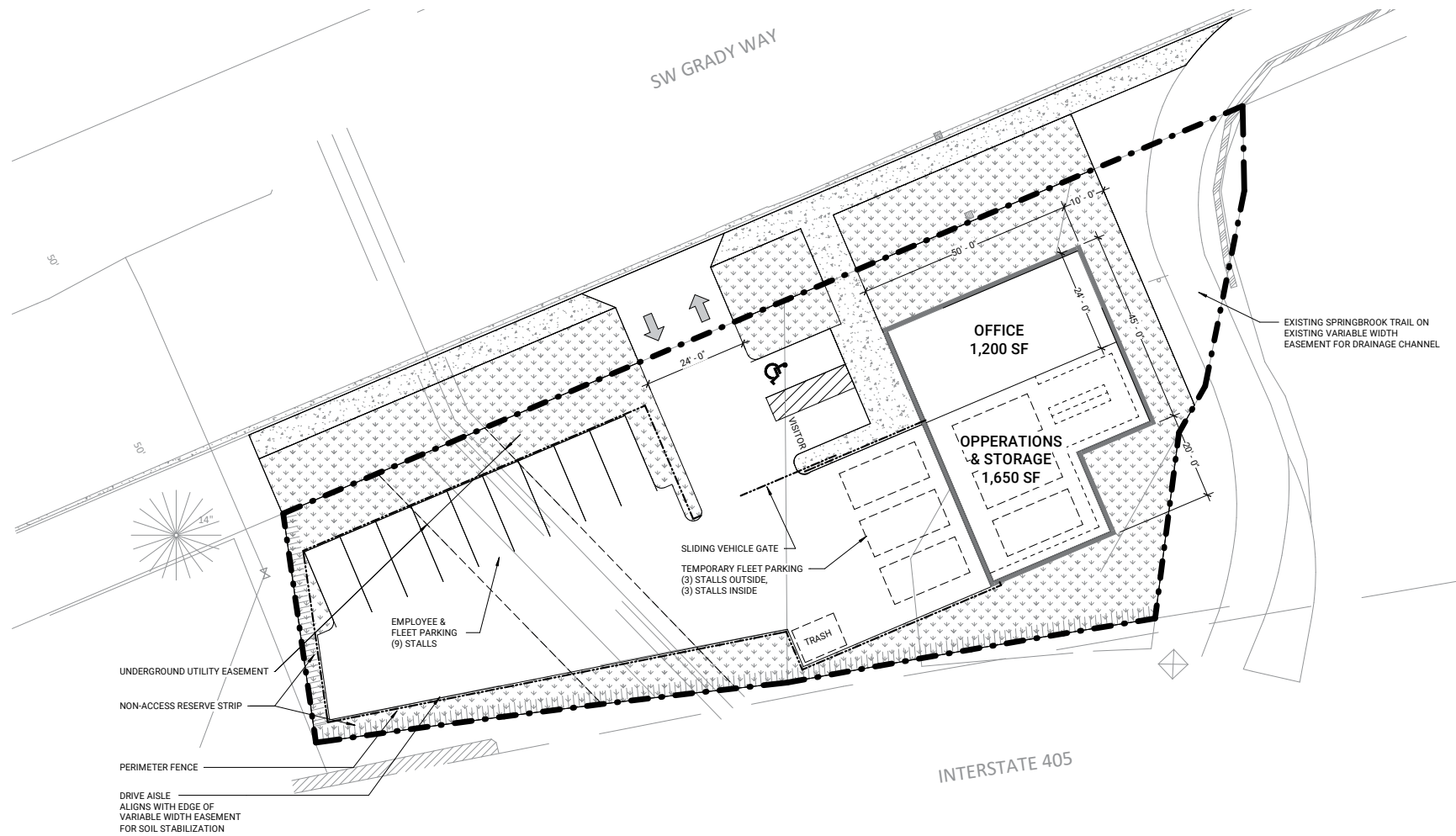
# POTENTIAL SITE PLANS

# CONFIGURATION #2



# POTENTIAL SITE PLANS

# CONFIGURATION #3





**Property**

TUKWILA

RENTON

Westfield

LOWE'S

TARGET

Starbucks

Panera

CHIPOTLE

SOUTH CENTER

Chick-fil-A

COSTCO WHOLESALE

IKEA

UW Medicine  
VALLEY  
MEDICAL CENTER

Fred Meyer



2024 Population  
**2 mile radius - 36,335**  
**5 mile radius - 268,946**  
**10 mile radius - 858,424**



Median Income  
**2 mile radius - \$71,540**  
**5 mile radius - \$90,349**  
**10 mile radius - \$100,394**



**26,000 +**  
daily traffic volume  
along SW Grady Way



**1301 SW GRADY WAY**

**RENTON, WA**

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