

1301 SW GRADY WAY

Renton, WA

RECENTLY REDUCED PRICE

FOR SALE
0.39 AC OF LAND

SW GRADY WAY



THE ANDOVER
COMPANY, INC.

CORFAC INTERNATIONAL

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PROPERTY HIGHLIGHTS

- ~~\$400,000~~ **\$350,000**
- 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>

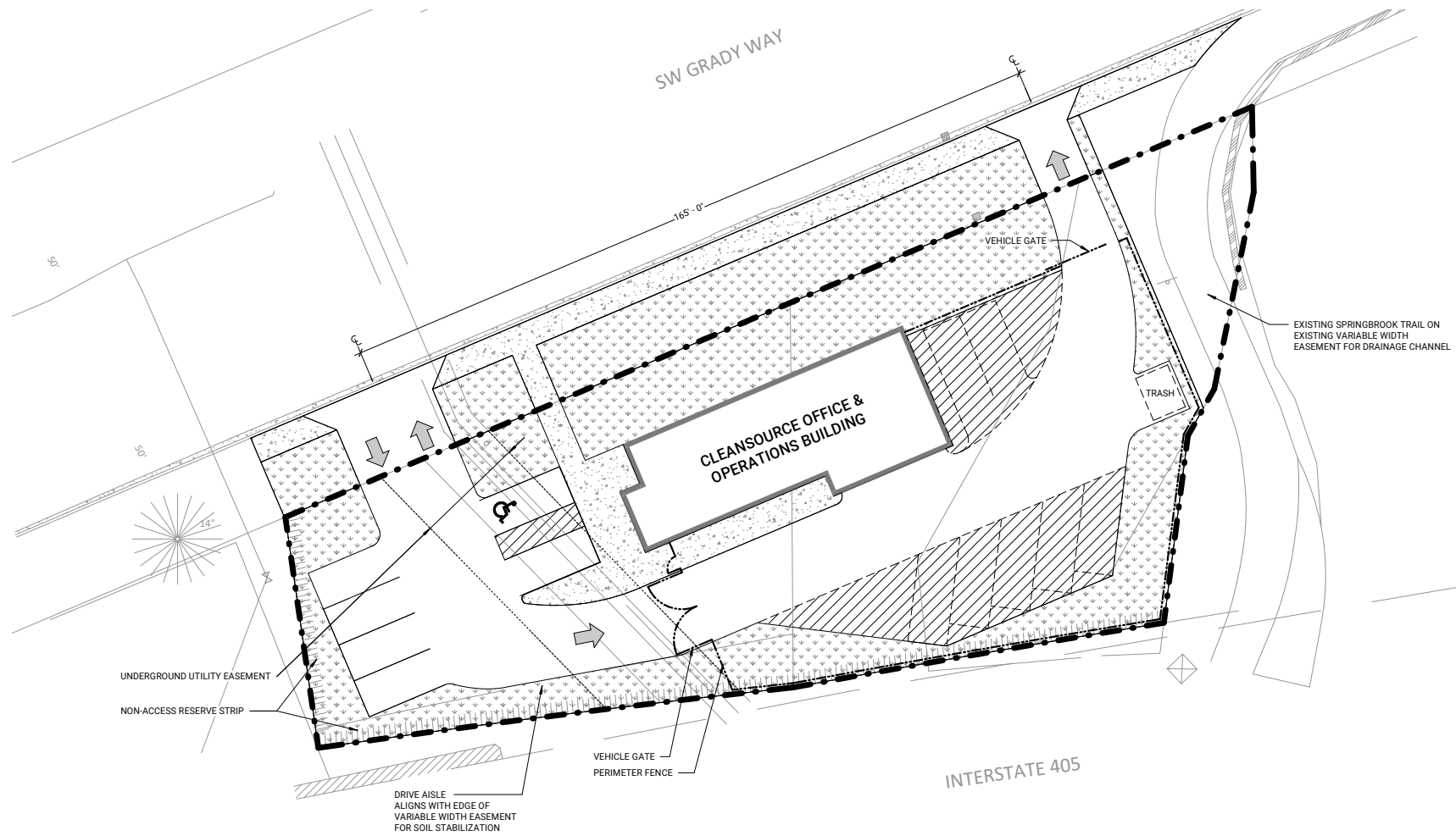
The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

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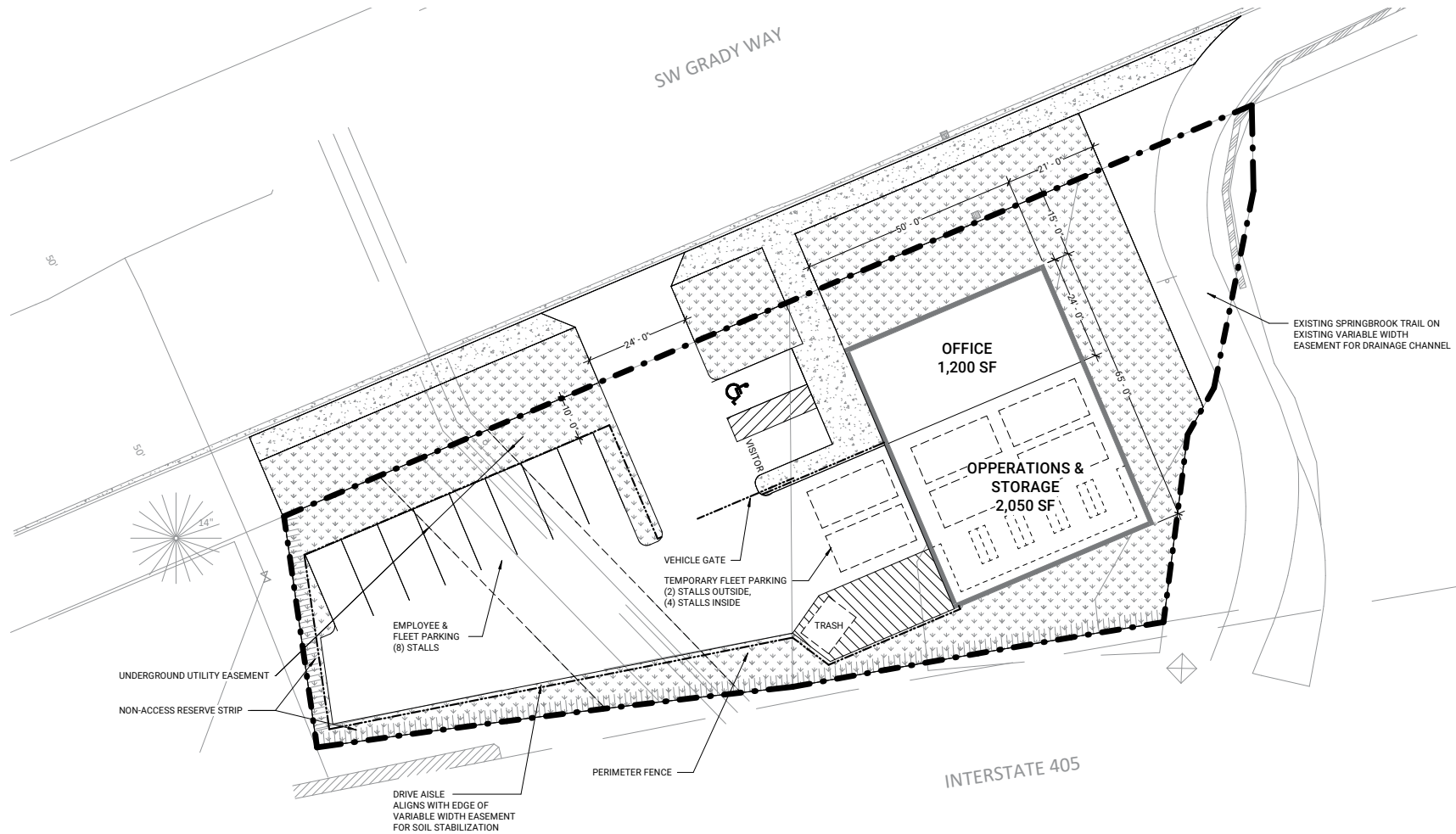
POTENTIAL SITE PLANS

CONFIGURATION #1



POTENTIAL SITE PLANS

CONFIGURATION #2



CONFIGURATION #3





Property

TUKWILA

RENTON

Westfield

LOWE'S

TARGET

Starbucks

Panera

CHIPOTE

SOUTH CENTER

Chick-fil-A

COSTCO WHOLESALE

IKEA

**UW Medicine
VALLEY
MEDICAL CENTER**

Fred Meyer

Fred Meyer

Walmart

Dutch Bros

THE HOME DEPOT

405

167

167

N



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



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