



Madison25

1,512 SF OF PRIME STREET-LEVEL RETAIL FOR LEASE



Desirable Proctor District / Adjacent to Metropolitan Market and Safeway / 141 Luxury Apartments Above



2508 N Proctor St
Tacoma, WA 98406



Contact: Karen Fairall, Director of Brokerage Services
Phone: 253-858-3636
Email: KFairall@therushcompanies.com



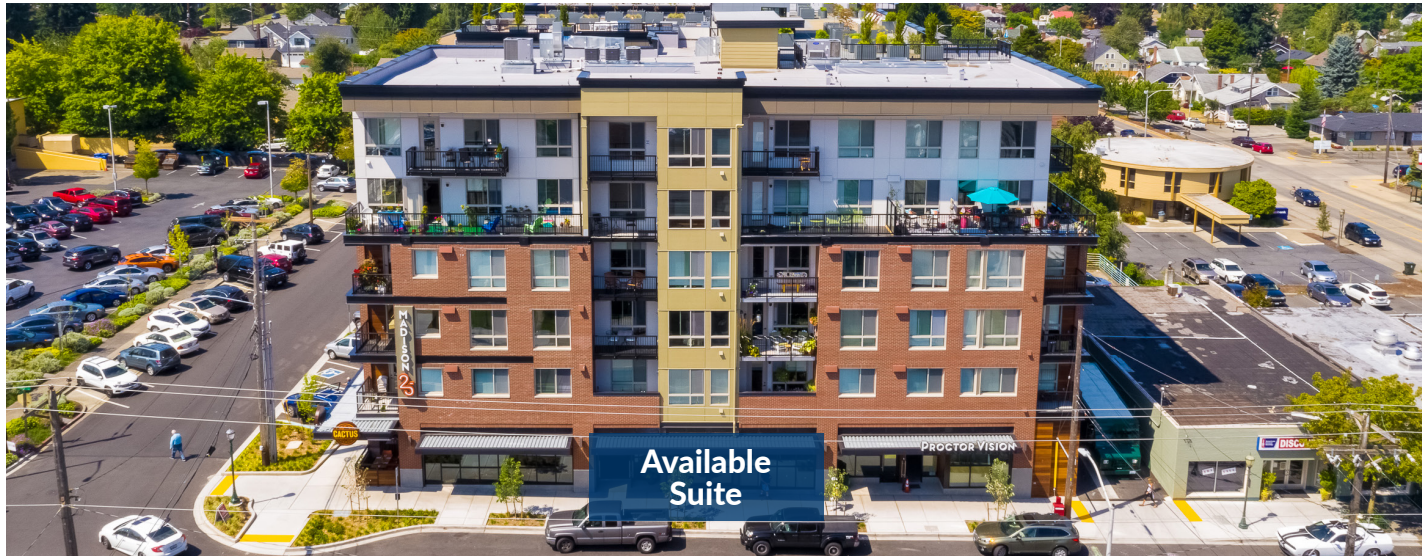
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FOR LEASE

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PROPERTY OVERVIEW



PROPERTY OVERVIEW

1,512 SF of rare storefront retail/restaurant space available in desirable Proctor District

Space available in shell condition

Adjacent to Cactus Southwest Kitchen & Bar, Proctor Vision, Metropolitan Market and Safeway

Located below 141 fully occupied luxury apartment units

Prime storefront visibility on Proctor Street

Professionally managed by Rush Properties

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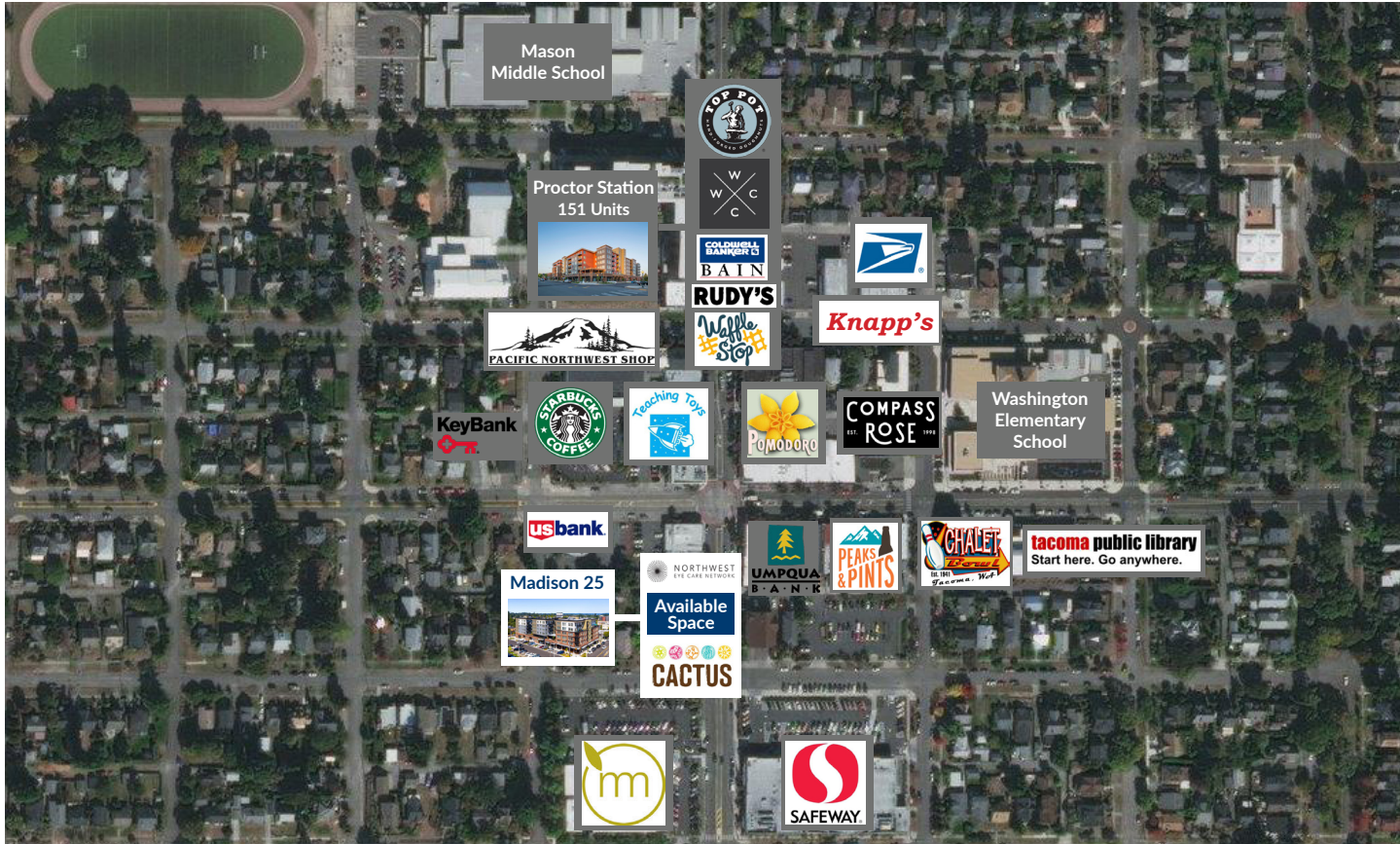
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LOCATION



Walk Score: 84



Very Walkable
Most errands can be accomplished on foot.

Bike Score: 80



Very Bike-able
Flat as a pancake, excellent bike lanes.

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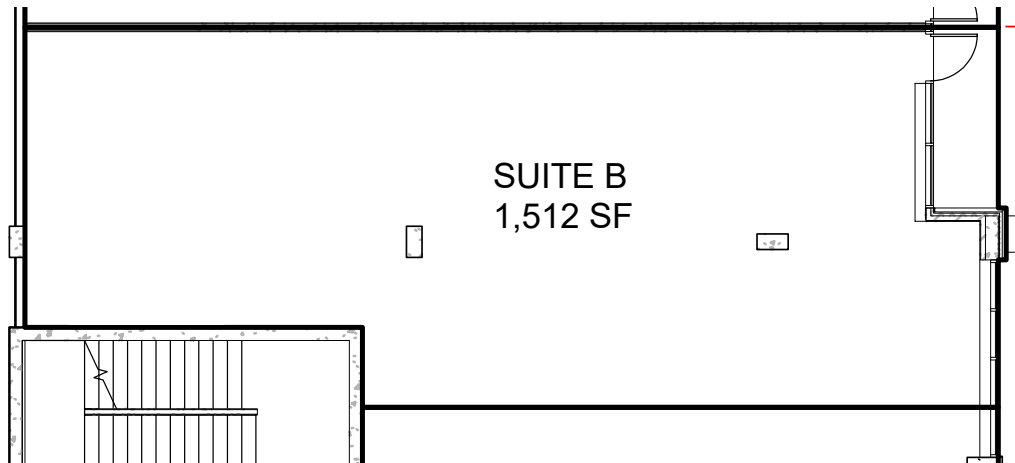


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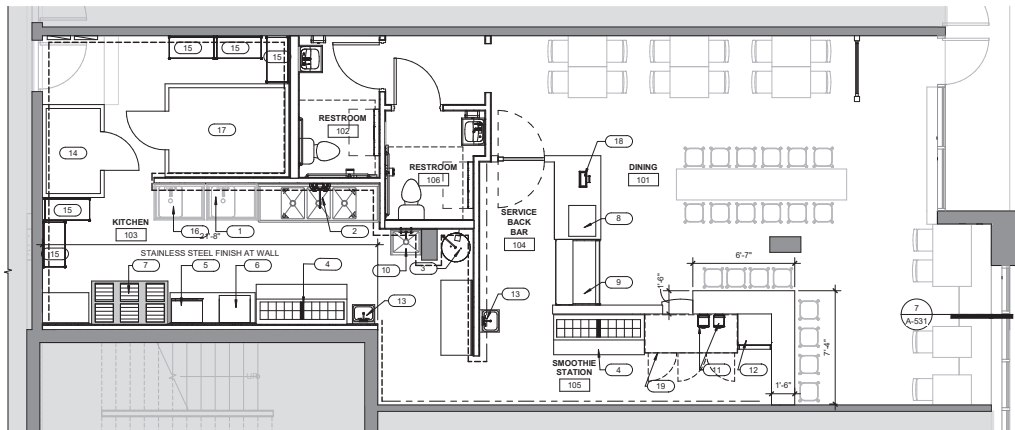
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FLOOR PLAN



Suite "B"
Existing Floorplan
Shell Condition



Suite "B"
Concept Floorplan
Restaurant Use

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DEMOGRAPHICS: ONE MILE RADIUS

17,604

Population



3,979

Total Employees



Average Household
Size



\$89,044

Median Household
Income

39.5

Median Age



\$46,827

Per Capita Income



386

Total Businesses



\$286,450

Median Net Worth

ADDITIONAL DEMOGRAPHIC INFORMATION

MADISON25	1 Mile	3 Mile	5 Mile
2019 Estimated Population	17,604	98,189	199,194
2024 Projected Population	18,593	104,477	211,213
2019 Estimated Households	6,855	43,516	82,858
2024 Estimated Households	7,252	46,439	88,058
2019 Median Age	39.5	39.8	38.7
Average Household Income	\$116,072	\$82,212	\$86,116
Population with Bachelor's Degree or Advanced Degree	51%	36%	34%

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