

**THE  
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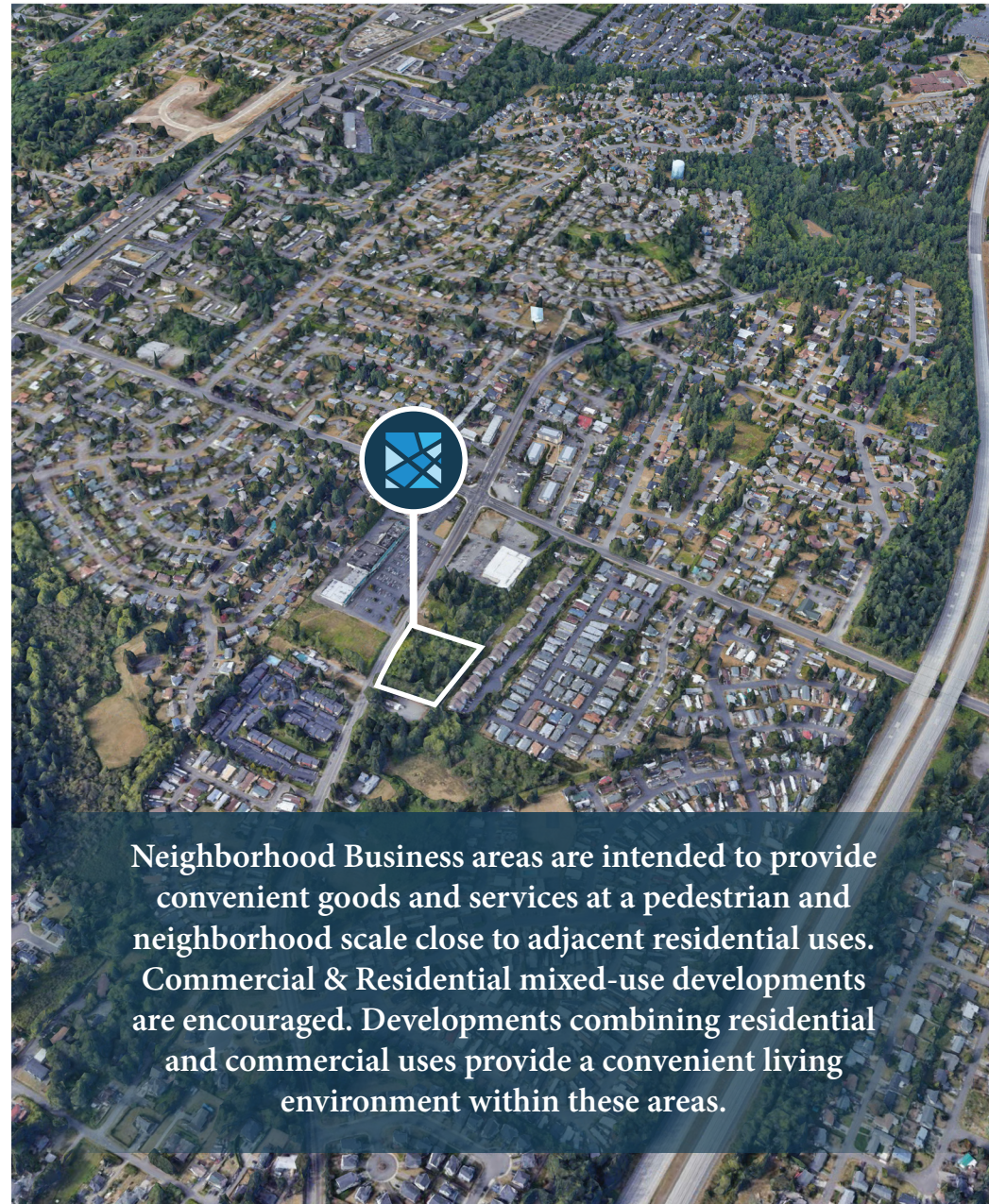
**Development Opportunity  
Federal Way, WA**

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# Property Overview



<b>Address:</b>	29020-29026 Military Rd, Federal Way, WA
<b>Parcel Numbers:</b>	042104-9086 & 042104-9039 (King County)
<b>Total Land Area:</b>	1.68 Acres (73,022 SF)
<b>Zoning:</b>	BN (Neighborhood Business)
<b>Daily Exposure:</b>	15,000 + Average Daily Traffic Exposure
<b>Utilities:</b>	Water, Sewer, Power, Available in Street
<b>Permitted Uses:</b>	Office, Retail, Breweries, Vehicle Service Station, Multifamily, Senior Housing
<b>All Permitted Uses:</b>	<a href="#">Link to Permitted Use Table</a> <a href="#">Click Here</a>



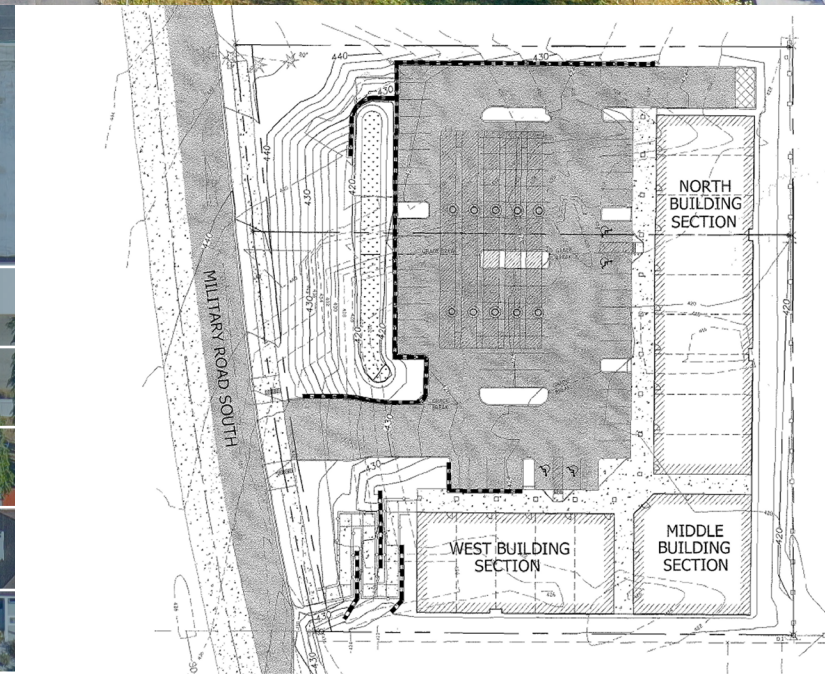
Neighborhood Business areas are intended to provide convenient goods and services at a pedestrian and neighborhood scale close to adjacent residential uses. Commercial & Residential mixed-use developments are encouraged. Developments combining residential and commercial uses provide a convenient living environment within these areas.

# Steel Lake Plaza



The site was previously approved for retail development, ownership has several plans and reports available to assist with future projects including:

- Civil Plan Set
- Geotechnical Design Report
- Technical Information Report
- Environmental Checklist (SEPA DNS Issued)
- Surveys



# Lot Sizes & Exposure



Parcel Number: 042104-9086  
Land Area: 1.09 Acres (47,600 SF)

Parcel Number: 042104-9039  
Land Area: 0.58 Acres (25,422 SF)

15,000 + ADT 

# Site Maps



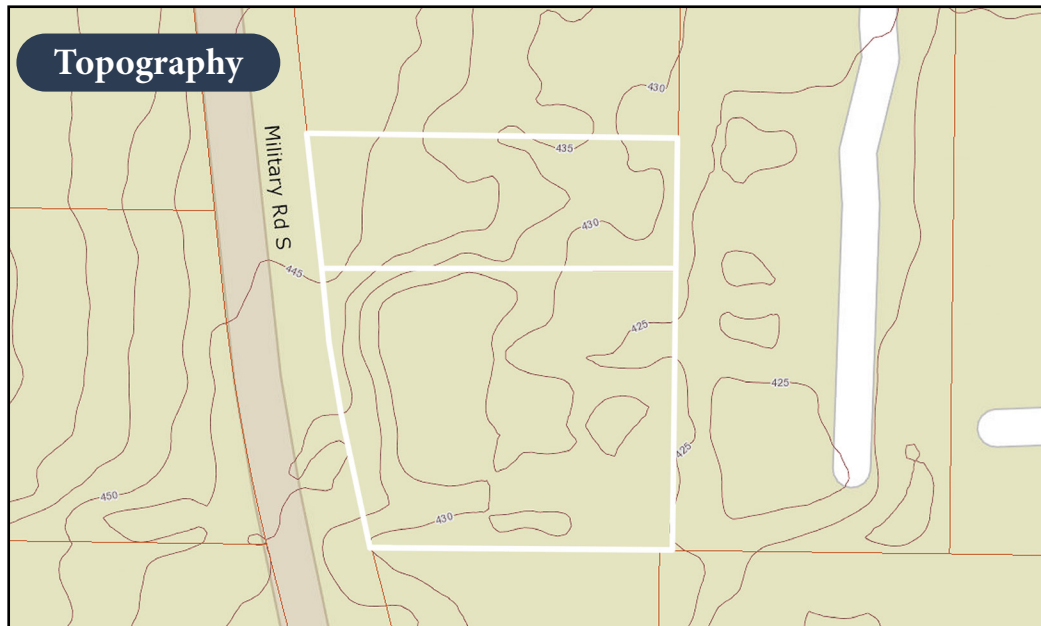
**Parcel Aerial**



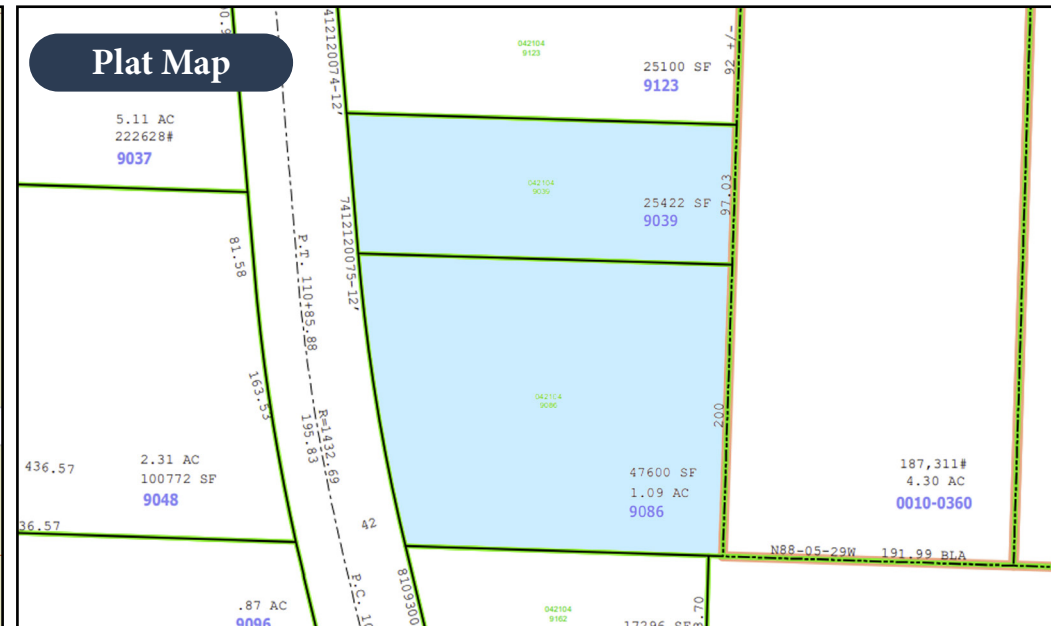
**Dimensions**



**Topography**



**Plat Map**



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