

Mount Vernon Center

RETAIL FOR LEASE

525 E. College Way, Mount Vernon WA 98273

THE OPPORTUNITY

Highly visible location along Highway 538 (East College Way) with 26,000 average vehicles per day. Excellent access, lighted intersections, and ample parking. Ideally located in the commercial core of Mount Vernon near other national retailers such as Lowe's, Walmart, Safeway, Petco, Office Depot, JoAnn Fabrics, Hobby Lobby, and more. Mount Vernon is a rapidly expanding market that has experienced a 25% population increase since 2000 (compared to 16.3% nationally). Just a mile east of the Center, Skagit Valley College serves nearly 5,000 students.

DO NOT DISTURB TENANT

HIGHLIGHTS



\$80,000+ Average Household Income within a 5-Mile Radius



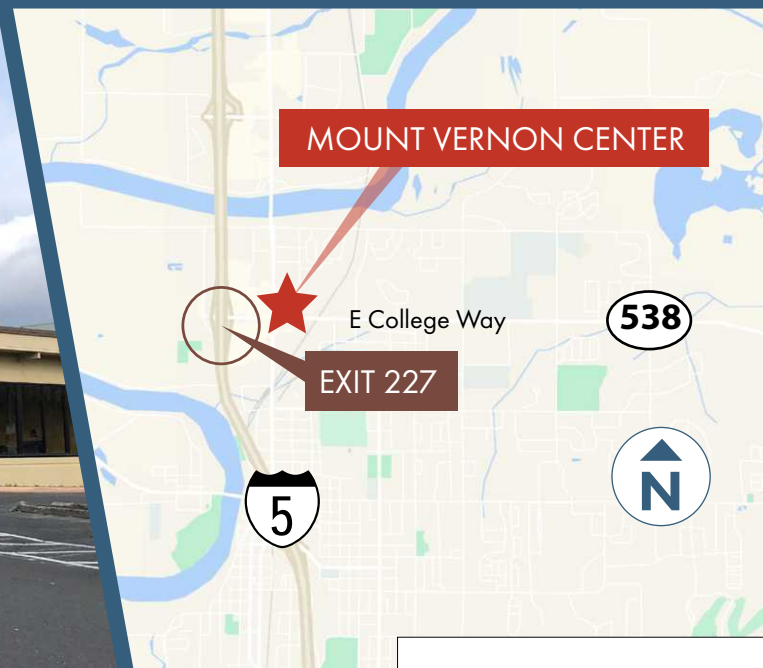
Highly Visible Location with over 26,000 vehicles per day



Surrounded by National Retailers



Located in a rapidly growing area with 47,000+ people located within a 3-Mile Radius



Tiffini Connell | Avery Connell | Madeline Stutz

(206) 283-5212
www.wccommercialrealty.com

WCCR
West Coast Commercial Realty

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DEMOGRAPHICS

9,200+
Daytime
Employees
within 1-Mile

47,000+
Population
within 3-Miles

\$80,000+
Average
Household Income
within 5-Miles



TRAFFIC COUNTS

26,000+ ADV
on East College Way



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COMMERCIAL STREET

2,284 SF
AVAILABLE



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