



FOR LEASE

7935 244th Street SW
Edmonds, Washington



LAKE BALLINGER WAY BUILDING

Steve Erickson | Brennan McClurg

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

7935 244TH STREET SW:

5,000 SF \$32.00 PSF

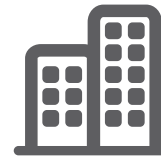
- Excellent Visibility and Access to Over 45,567 Cars per Day
- Monument Signage on both Edmonds Way & Ballinger Way
- Building can be utilized by either an Office or Retail User



Population



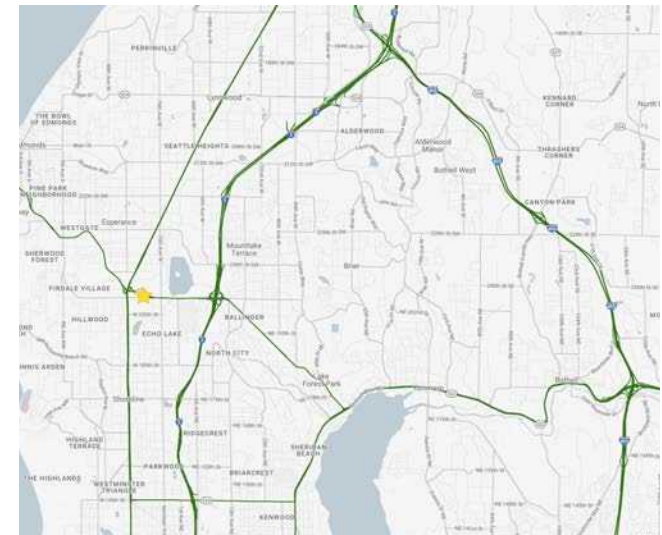
Average HH Income



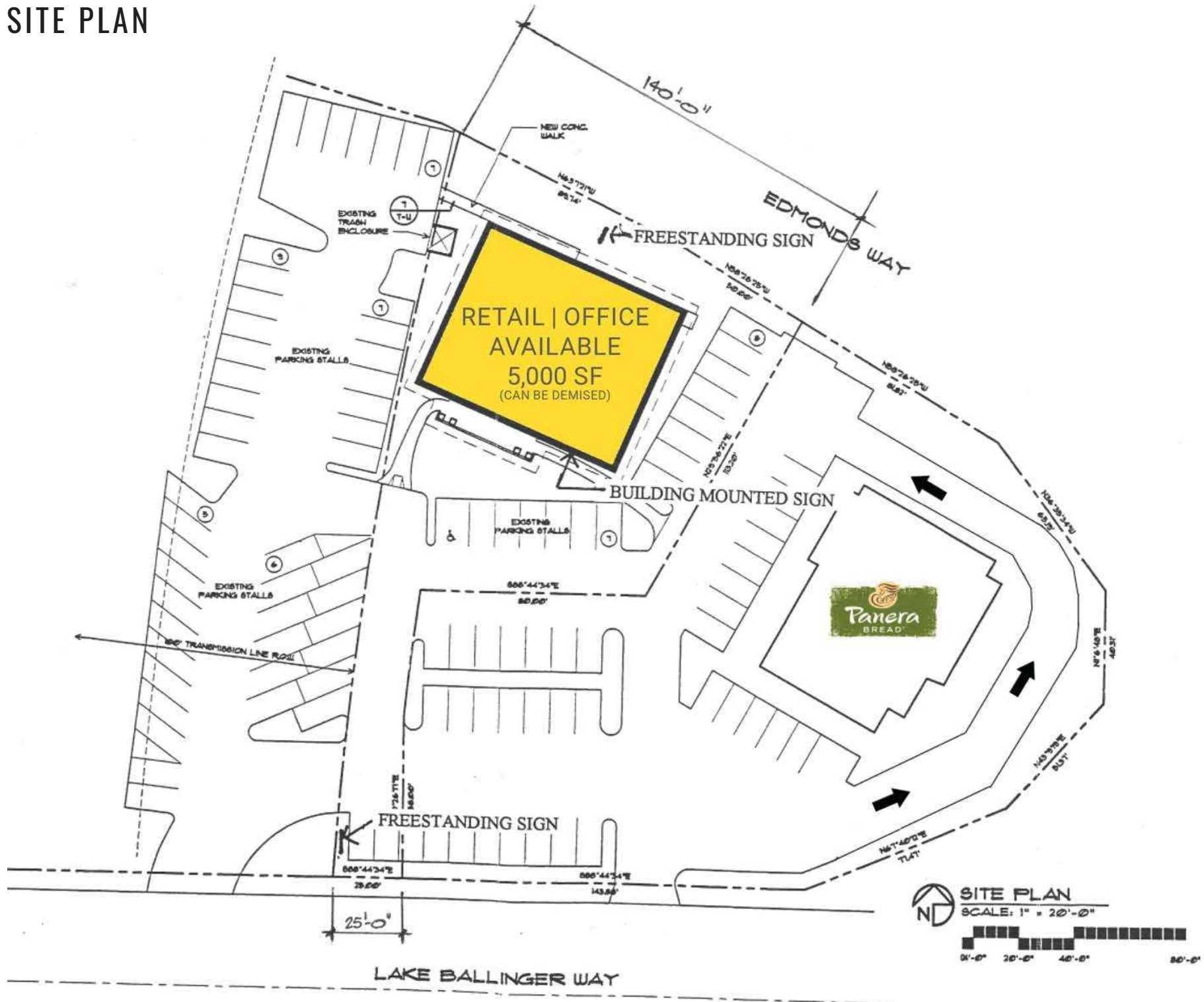
Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	17,485	\$132,774	4,710
Mile 3	129,018	\$155,232	42,162
Mile 5	271,929	\$154,635	88,115



SITE PLAN





Easy Access to
I-5 & Hwy 99



116,143 Households
5 Mile Radius



26,003 ADT
Edmonds Way (SR 104)



19,564 ADT
244th St. SW

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

STEVE ERICKSON

425.822.5522
serickson@fwp-inc.com

BRENNAN MCCLURG

425.822.5522
bmccclurg@fwp-inc.com



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