



For Lease

3,221 SF Of Retail Space In The Heart Of Wallingford

4469 Stone Way N. Seattle, WA 98103



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Opportunity



3,221 SF



Signage Opportunity



High Visibility Corner



Available Now



Negotiable Rate

NNN \$6.70 PSF

Features

Generously sized sales floor

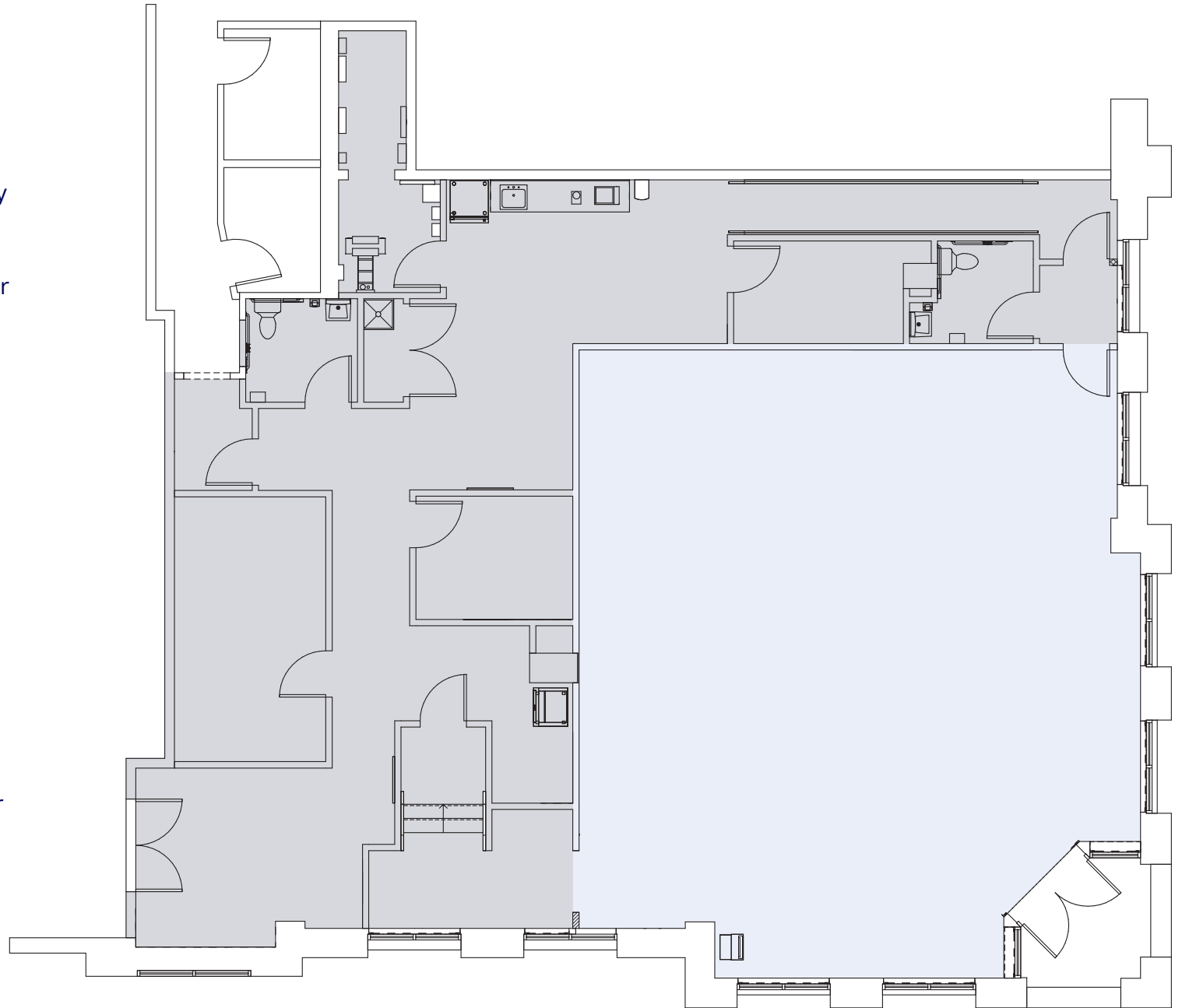
Lofty Ceilings

Ample natural light

Private restrooms

Thoughtfully designed back of house

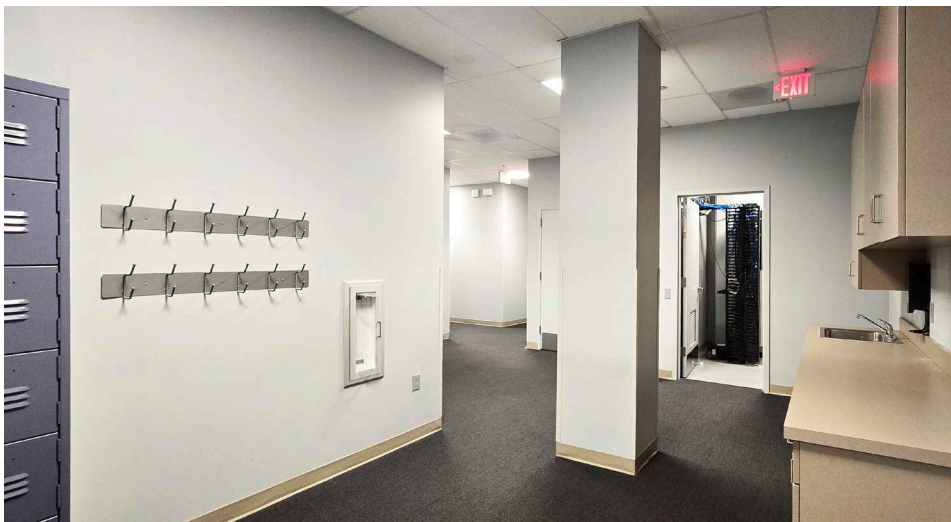
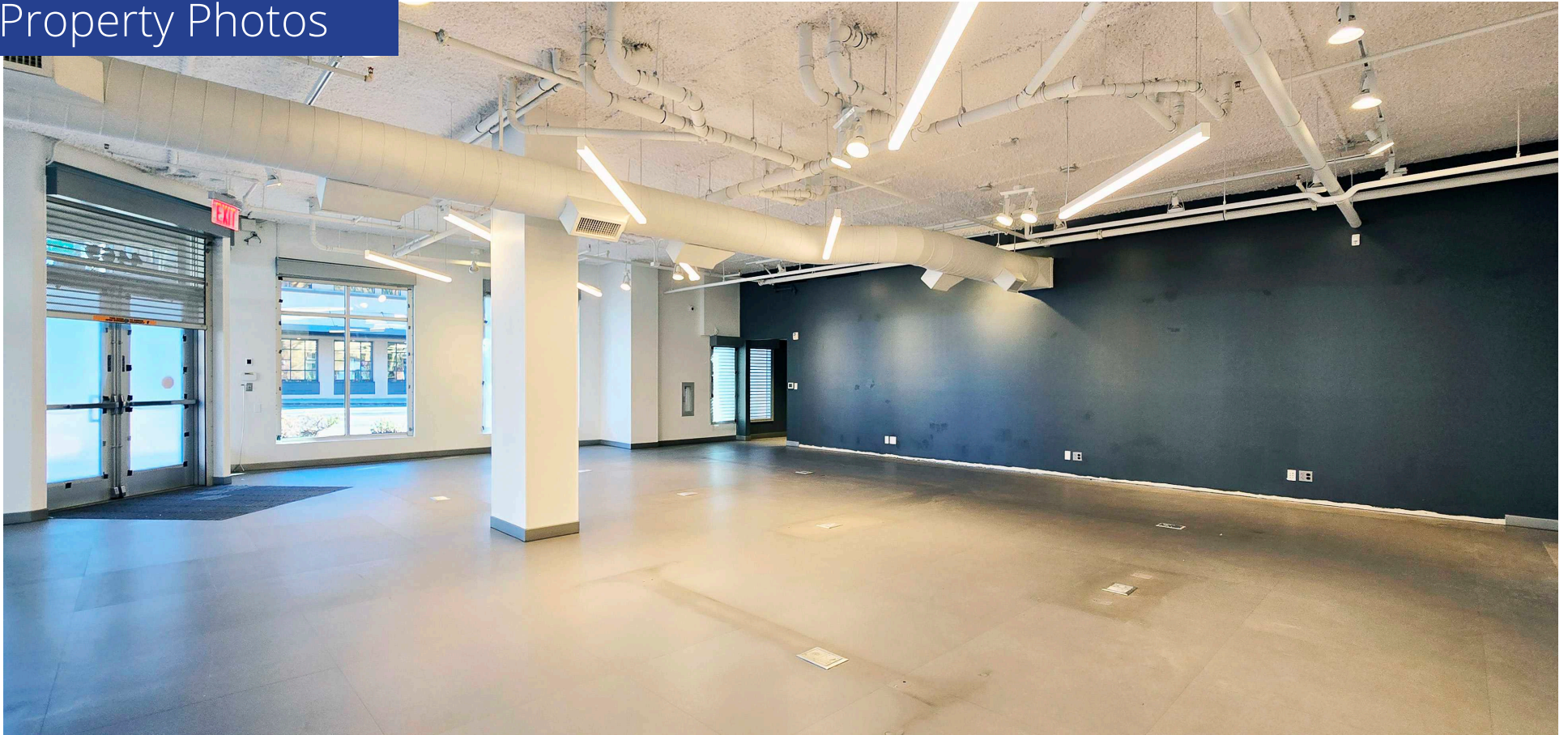
Custom built-in security gates



■ Mercantile

■ Business

Property Photos



Retail Area Highlights

Vibrant and Diverse Community:

- Eclectic atmosphere and strong sense of community
- Appeals to a diverse mix of residents, tourists, and workers
- Thriving arts scene and “Center of the Universe” reputation

High Foot Traffic and Tourist Appeal:

- Popular destination with landmarks like the Fremont Troll
- Hosts events like the Fremont Sunday Market and Solstice Parade
- Steady stream of visitors creates excellent exposure for businesses

Strong Retail and Dining Scene:

- Diverse array of shops, boutiques, eateries, and bars
- Trendy boutiques featuring local designers
- Acclaimed restaurants contribute to Fremont’s culinary reputation



Traffic

N 45th Street + Stone Way N

	Vehicles Per Day	19K
	Foot Traffic Per Day	20.7K
	Walk score	91
	Bike score	84
	Transit score	61

Demographics

N 45th Street + Stone Way N

	1 mile	3 miles	5 miles
Population (worday)	31,206	328,770	699,501
Number of Housholds (total)	17,490	149,897	265,142
Household Income (average)	\$191K	\$181.6K	\$175.6K
Consumer Spending (annual)	\$1.7b	\$14.2b	\$23.7b
Consumer Spending (5yr forecast)	\$1.9b	\$16.2b	\$27b



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