

112TH STREET SW

GROUND LEASE BUILD-TO-SUIT

11310 Evergreen Way
Everett, WA

SITE



11621 97th Lane NE, Kirkland, WA 98034
425.822.5522 | fwp-inc.com

CROSS PLAZA

Steve Erickson

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AVAILABLE

38,332 SF - 0.88 Acre Parcel
Ground Lease or Build-to-Suit Opportunity

FEATURES

- 500' of frontage on Evergreen Way & Hwy 99 with full turning access
- High traffic volumes in strong retail area: 34,773 ADT on Evergreen Way
- Located next door to Auto Zone and near Home Depot

DEMOGRAPHICS

	Population	Average HH Income	Daytime Population
Mile 1	24,656	\$105,589	6,174
Mile 3	147,462	\$122,929	48,806
Mile 5	297,838	\$140,869	81,525

Regs - 2024

CONTACT



Steve Erickson
425-822-5522
serickson@fwp-inc.com



