

5017 196th Street SW
Lynnwood, WA 98036

RETAIL/OFFICE FOR LEASE



The Building: Lynnwood Professional Center

- 12 mix use units
- Co-Tenants include Tri County Cabulance, Dentist, Family Doctor and onsite property management
- Within 1 mile of the new Lynnwood Light Rail Station (planned to open in August of 2024)

The Location:

- Situated near Alderwood Mall and Lynnwood Convention Center
- Located just 16 miles north of Seattle and 13 miles south of Everett
- Easy access to I-5 and Hwy 99



Tyler Barnes

(206) 283-5212

www.wccommercialrealty.com

WCCR

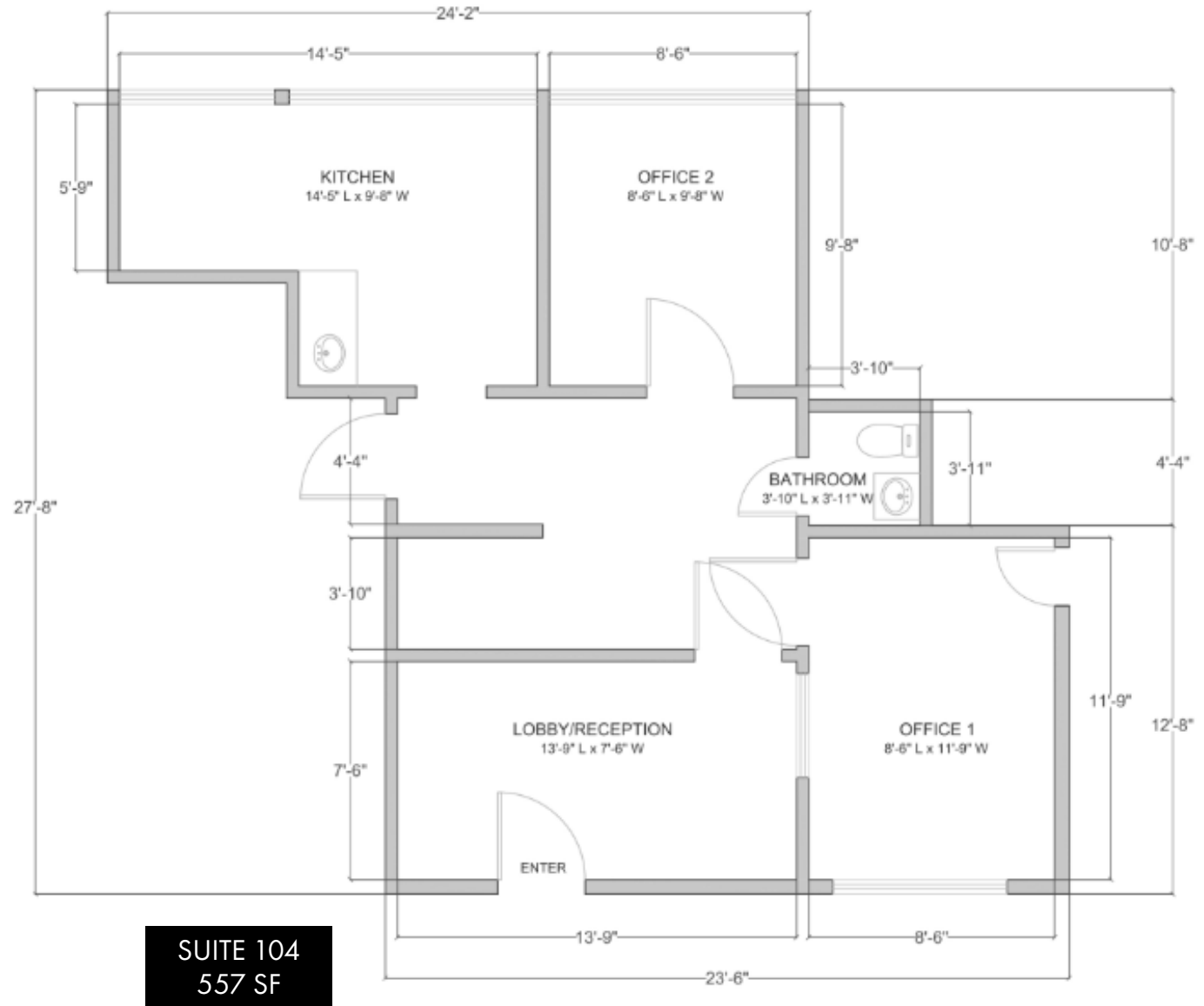
West Coast Commercial Realty

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LEASED

The Premises: Suite 104

- 557 SF
- Retail/Office use
- 1 Restrooms
- Kitchenette
- Ground Floor

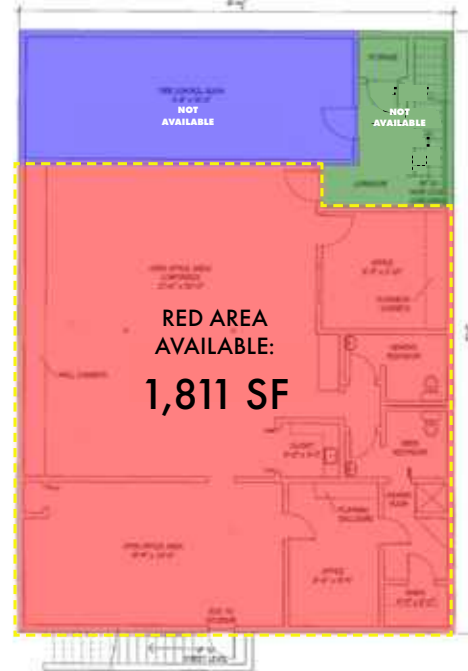


The Premises: Suite 206

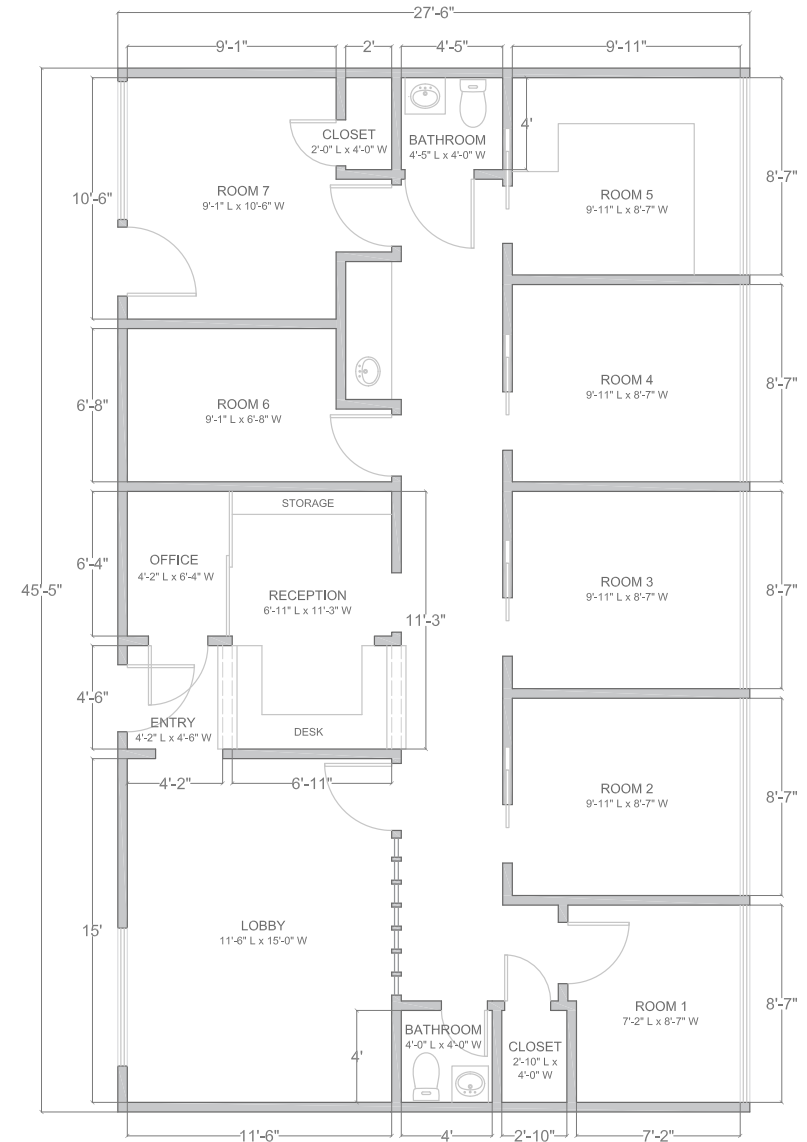
- 1,189 SF
- Retail/Office use
- 2 Restrooms
- Kitchenette

Basement:

- 1,811 SF
- Gray Shell with plumbing



BASEMENT
1,811 SF



SUITE 206
1,189 SF



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DEMOGRAPHICS

POPULATION

- 1-Mile: 19,010
- 3-Mile: 141,843
- 5-Mile: 334,180

AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$77,832
- 3-Mile: \$109,040
- 5-Mile: \$120,277

TRAFFIC COUNTS

26,716
Vehicles @196th St SW & 52nd Ave W W

FUTURE LINK LIGHT RAIL LYNNWOOD STATION
(coming August 2024)



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