

# PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



## PRIME RETAIL SPACE IN THE HEART OF GREENWOOD

Prime, high-exposure retail opportunity in the heart of Greenwood's business district and community hub. One of the few locations with ample onsite, surface parking. Piper Village is THE Retail Core for this diverse, dense and popular neighborhood in North Seattle, anchored by Fred Meyer. Designed as an open air community retail center with walkways, green space, residential units and gathering areas. Several strong national and community retailers, including a new Trader Joe's COMING SOON one block away, draw shoppers to this center from around the area, offering brand recognition and convenience.



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## TRAFFIC COUNTS

- ▶ 37,827 ADV  
at the intersection of NW 85th & Greenwood Ave N
- ▶ 19,433 ADV  
along Greenwood Ave N

## ACCESSIBILITY

 96 WALKSCORE  
walkable paradise

 56 TRANSIT SCORE  
good transit

 86 BIKESCORE  
very bikeable

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**P** AMPLE CROSS PARKING AVAILABLE



**BEICU**

1ST AVE NW



PALATINE AVE N

BAR BURMER

FLINTCREEK CATTLE

GREENWOOD AVE N



NW 85TH STREET

NW 87TH STREET

**Fred Meyer**

MudBay

**BARTELL DRUGS**

Snapdoodle TOYS & GAMES

AVAILABLE NOW  
NEW CONSTRUCTION!

COMING SOON!  
**TRADER JOE'S**

VERITY CREDIT UNION

**RAZZIS PIZZERIA**

Caffeoholic

**HUNGRY TOOTH**

THE HEMLOCK

THE GREENWOOD AMERICAN BISTRO



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Adjacent to Piper Village



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## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 34,350

2-Mile: 111,134

### TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$103,087

2-Mile: \$110,239

### AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

### POPULATION MEDIAN AGE

1-Mile: 35.7

2-Mile: 36.3

### Comfy Couples - Upper-class couples.

Urban couples making a mid- to upper-scale household income. Most own their own homes. Some have a college education and work in a variety of occupations, including management-level positions.

### Corporate Climbers - Upper-scale urban singles.

Pre-middle-age to middle-age singles with upper-scale incomes. May or may not own their own home. Most have college educations and are employed in mid-management professions.

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COMING SOON!  
**TRADER JOE'S**

THE  
**HEMLOCK**

**FredMeyer**

NORTH 87TH STREET

1ST AVENUE NW

PALATINE AVENUE NW

GREENWOOD AVE

**The Ladies Room**  
WELLNESS CENTER

P

**MudBay**  
LAUREL BANNER  
BY THE BAY

Lael Banner  
DDS  
1,532  
SF

1,529  
SF

1,574  
SF

1,205  
SF

**MAKI**  
(ROLLS+TERIYAKI)  
1,826 SF  
\*Do Not Disturb Tenant

MORROW LANE

MORROW LANE

**TITLE CLUB**

**SCHOOL OF ROCK**

P

P

**Edward Jones**  
SERVING CLIENTS SINCE 1919

**Coffeehouse**  
HOUSE

P

**Greenwood**  
AMERICAN RESTAURANT

NORTH 85TH STREET



**BARTELL DRUGS**  
Washington's Own Drugstores



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## FLOOR PLANS



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