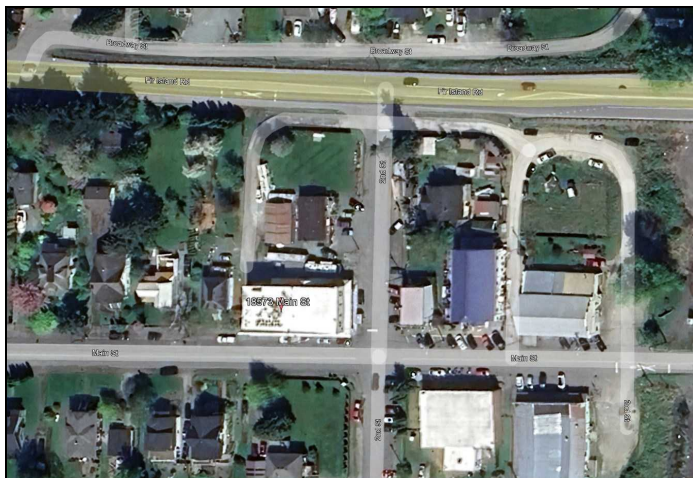


18573 MAIN STREET CONWAY, WA

FOR LEASE

- 4,000 +/- sf retail space
- Convenient access to I-5 exit 221/ Conway
- Inventory may be purchased for antique store user
- Zoned RVC: Rural Village Commercial
- \$3,300 per month modified gross



Jarrold Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
jb@learnedcommercial.com



All info deemed reliable however verification recommended.

18573 Main St

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

**Parcel
Aerial**



Google

Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

18573 Main St

18573 Main St
Conway, WA 98238



Jarrod Ball
jb@learnedcommercial.com
360-855-8875

MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 18573 Main St, Conway, WA 98238

CITY, STATE

Conway, WA

POPULATION

22,066

AVG. HH SIZE

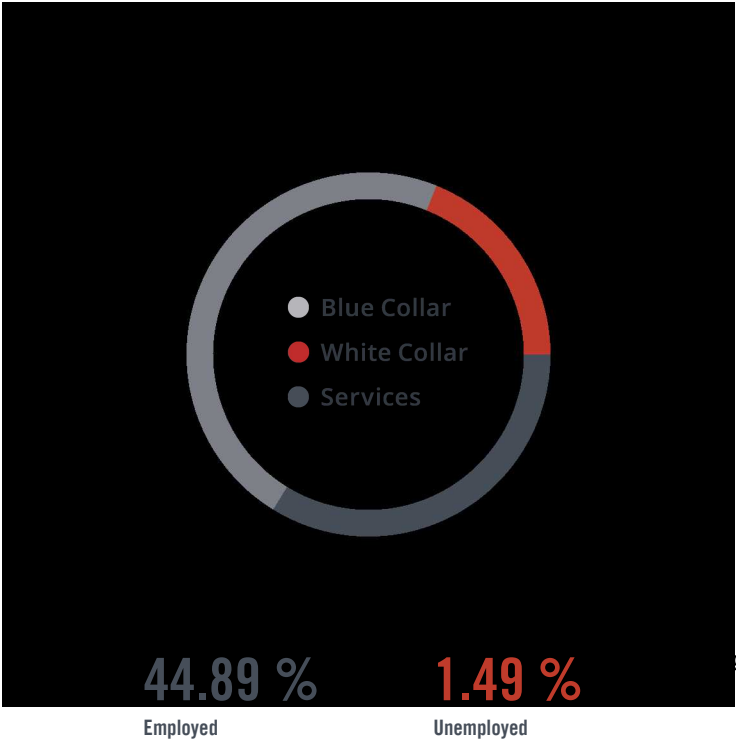
2.62

MEDIAN HH INCOME

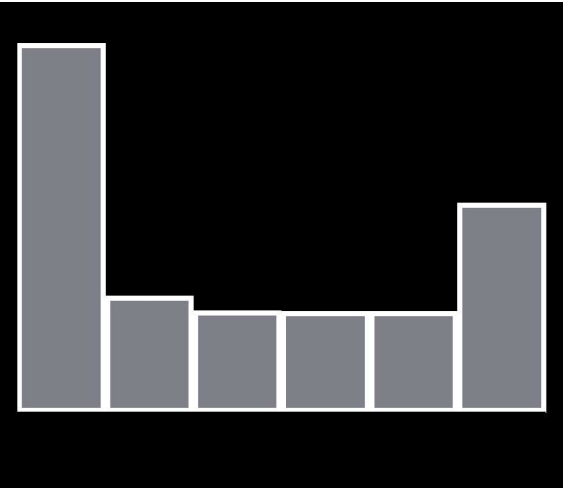
\$58,504

HOME OWNERSHIP

5,207



GENDER & AGE



RACE & ETHNICITY

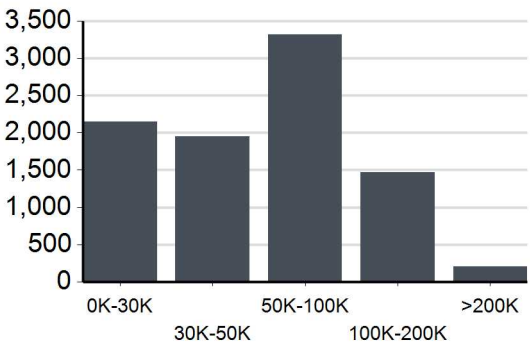
White:	87.19 %
Asian:	0.13 %
Native American:	0.29 %
Pacific Islanders:	0.00 %
African-American:	0.01 %
Hispanic:	7.72 %
Two or More Races:	4.67 %

EDUCATION

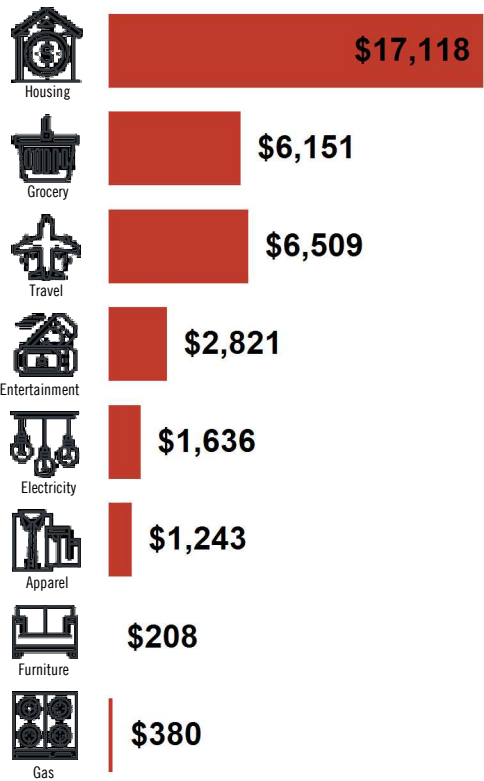
High School Grad:	24.94 %
Some College:	30.38 %
Associates:	8.51 %
Bachelors:	21.76 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



18573 Main St

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

**Nearby
Retail**



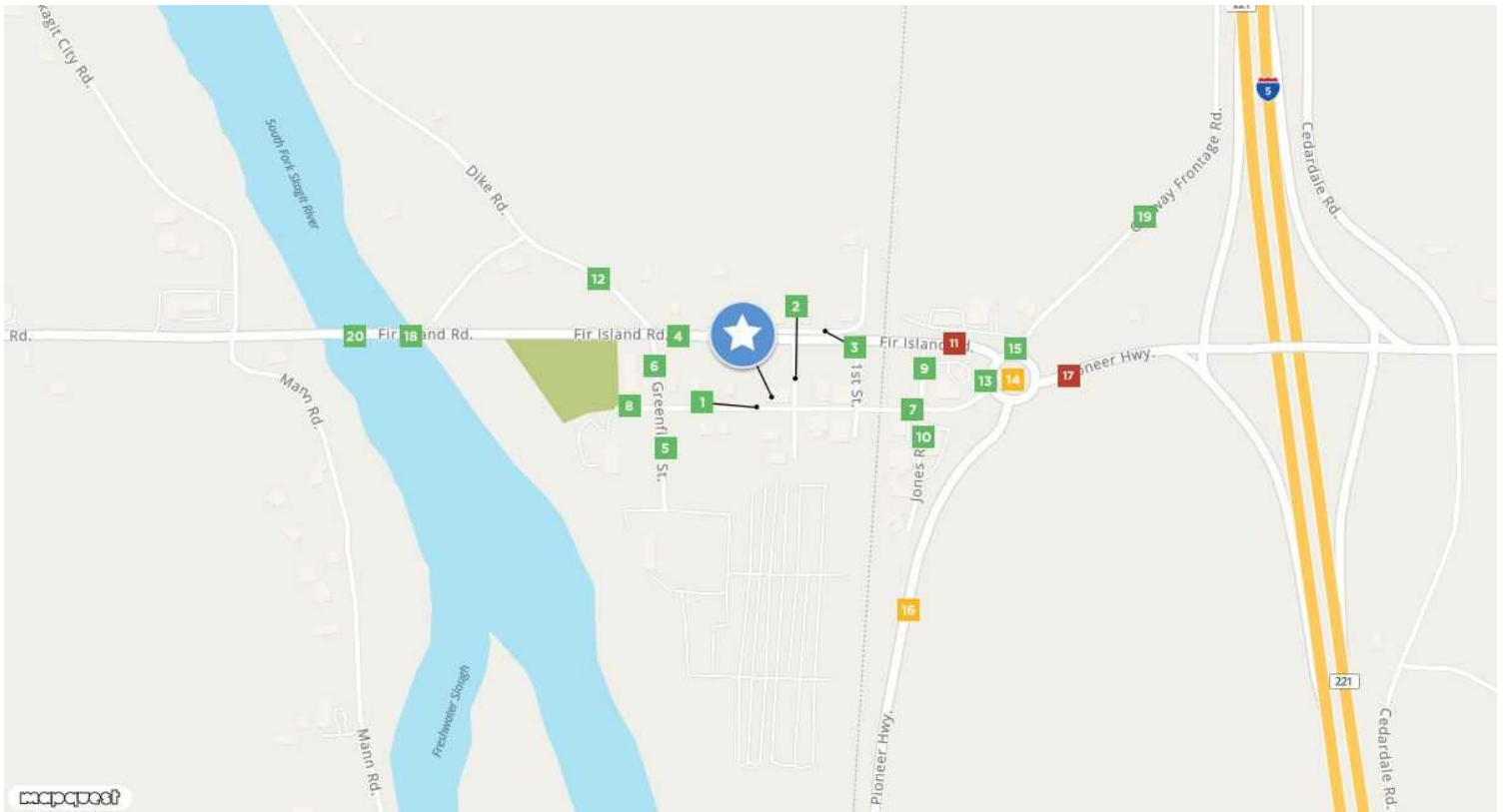
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Traffic Counts



Main St 1 2nd St Year: 1995 360	2nd St 2 Main St Year: 1994 25	Broadway St 3 E Broadway St Year: 2001 20	Fir Island Rd 4 Main St Year: 2001 80	Greenfield St 5 Main St Year: 1995 880
Main St 6 Fir Island Rd Year: 2011 556 Year: 2009 515 Year: 1995 490	Main St 7 Jones Rd Year: 2011 556 Year: 2009 515	Spruce St 8 Greenfield St Year: 2001 50	Jones Rd 9 Fir Island Rd Year: 1995 110	Jones Rd 10 Main St Year: 2001 20
Fir Island Rd 11 Jones Rd Year: 2005 10,638 Year: 2005 7,200 Year: 2001 7,473	Dike Rd 12 Main St Year: 2014 279 Year: 2011 287 Year: 1992 352	Conway Frontage Rd 13 Fir Island Rd Year: 2012 507	Fir Island Rd 14 Conway Frontage Rd Year: 2015 6,253 Year: 2011 9,228 Year: 2009 5,124	Conway Rd 15 Conway Frontage Rd Year: 2005 1,264
Pioneer Hwy 16 Fir Island Rd Year: 2015 8,293 Year: 2009 7,157 Year: 2005 10,570	Pioneer Hwy 17 Fir Island Rd Year: 2015 11,904 Year: 2011 11,527 Year: 2009 12,396	Fir Island Rd 18 Mann Rd Year: 2008 4,636 Year: 2007 3,681 Year: 2004 4,385	Conway Frontage Rd 19 Conway Rd Year: 2011 1,307 Year: 2007 1,283 Year: 1998 1,435	Fir Island Rd 20 Mann Rd Year: 2001 4,439



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14.16.100 Rural Village Commercial (RVC).

(1) Purpose. The [Rural Village Commercial zoning districts](#) are located within each [Rural Village](#) identified in the [Comprehensive Plan](#). This [zoning district](#) provides an activity center where rural residents and others can gather, work, shop, entertain and reside. This district is intended to provide for a range of commercial [uses](#) and services to meet the everyday needs of rural residents and natural resource industries, to provide employment opportunities for residents of the rural area, and to provide goods, services, and lodging for travelers and tourists to the area. Requirements specific to individual community plans may be incorporated in this Section.

(2) [Permitted Uses.](#)

- (a) [Business offices](#);
- (b) Community club/grange hall;
- (c) [Family day care provider](#);
- (d) [Vehicle charging station](#) and [vehicle fueling station](#);
- (e) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#);
- (f) [Historic sites](#) open to the public;
- (g) [Kennel](#), day-use;
- (h) One loft living quarter above store fronts;
- (i) [Mini-storage](#);
- (j) [Minor public uses](#);
- (k) Natural resource support services, including office [uses](#) and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and [repair](#) of equipment and supplies for natural resource industries;
- (l) Overnight lodging and related services for visitors to the rural area;
- (m) [Owner operator/caretaker quarters](#) accessory to [primary use](#);
- (n) [Pre-school](#);
- (o) Business/professional offices;
- (p) [Seasonal roadside stands](#) under 300 square feet;
- (q) Small [animal clinic/hospital](#);
- (r) Small retail and service businesses, including restaurants;
- (s) [Outpatient medical and health care services](#);
- (t) [Maintenance, drainage](#);
- (u) [Net metering system](#), solar;
- (v) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less;
- (w) [Recycling drop box facility](#); and
- (x) In the [Rural Village Commercial zone](#) in Alger, the [permitted uses](#) shall be limited to the following:

- (i) Caretaker quarters or owner/operator dwelling unit accessory to primary use;
- (ii) Community club/grange hall;
- (iii) Continuation of existing residential uses;
- (iv) Historic sites open to the public;
- (v) Loft living quarters above commercial uses, up to 4 units, provided gross floor area is no more than 75% of the primary use gross floor area. The size of each unit shall meet, at a minimum, the definition of efficiency dwelling unit;
- (vi) Minor public uses;
- (vii) Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, including nurseries and greenhouses, and sales, storage, parts and repair of equipment and supplies for natural resource industries;
- (viii) Overnight lodging and related services for visitors to the rural area;
- (ix) Small retail and service businesses, including, but not limited to:
 - (A) Day-use kennels.
 - (B) Family day care provider.
 - (C) Vehicle charging station and vehicle fueling station.
 - (D) Laundromat.
 - (E) Mini-storage.
 - (F) Outpatient medical and health care services.
 - (G) Preschools.
 - (H) Restaurants.
 - (I) Seasonal roadside stands under 300 square feet.
 - (J) Small animal clinic/hospital.

(3) Administrative Special Uses.

- (a) Expansion of existing major public uses up to 3,000 square feet.
- (b) Group care facility.
- (c) Kennel, boarding.
- (d) Large animal clinic/hospital.
- (e) Minor utility developments.
- (f) Parks, specialized recreational facility.
- (g) Wireless facilities, subject to SCC 14.16.720.
- (h) Seasonal roadside stands over 300 square feet.

- (i) Retail nurseries/greenhouses.
 - (j) Small-scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
 - (k) [Temporary events](#).
 - (l) Trails and primary and [secondary trailheads](#).
 - (m) [Marijuana retail facility](#).
- (4) [Hearing Examiner Special Uses](#).
- (a) [Adult group care facility](#).
 - (b) Churches.
 - (c) Indoor [shooting clubs](#).
 - (d) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (e) Major [utility developments](#).
 - (f) [Marinas](#) with no more than 20 slips.
 - (g) Mortuary.
 - (h) *Repealed by Ord. 020240010.*
 - (i) In the [Rural Village](#) Commercial [zone](#) in Alger, the [Hearing Examiner](#) special [uses](#) shall be limited to the following:
 - (i) [Adult group care facility](#).
 - (ii) Churches.
 - (iii) Indoor [shooting clubs](#).
 - (iv) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (v) Major [utility developments](#).
- (5) [Dimensional Standards](#).
- (a) [Setbacks](#).
 - (i) Front: 15 feet. In the [Rural Village](#) Commercial [zone](#) in Alger adjacent to Old Highway 99 and north of Alger Cain [Lake](#) Road, the following applies:

[Front setbacks](#) are 5 feet for those RVC properties where the [right-of-way](#) is approximately 100 feet wide, provided there is an approved agreement for frontage improvements on Old Highway 99 consistent with the Village Concept Plan in the Alger Community Plan. The agreement must be signed by Skagit [County](#) and shall include provisions for, at a minimum: Landscaping, [stormwater](#) management, pathways, [driveways](#), and maintenance.
 - (ii) Side and rear: None on interior [lots](#) adjacent to other commercial designations. Adjacent to other land [use](#) designations, the [side setback](#) shall be 8 feet and the [rear setback](#) shall be 20 feet.
 - (iii) Accessory [Structures](#).
 - (A) Front: 15 feet.

(B) Side: 15 feet.

(C) Rear: 20 feet.

(iv) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).

(b) Maximum Size Limits.

(i) Except for overnight lodging facilities and fire stations, total gross floor area of primary uses shall not exceed 6,000 square feet per parcel.

(ii) Fire stations shall not exceed 8,000 square feet.

(iii) Overnight lodging facilities shall not exceed 35 units and shall not exceed 12,000 square feet of gross floor area per parcel including any related commercial services. Operators may not allow any person to occupy overnight lodging on the premises for more than 4 months in any year.

(iv) Storage or other noncommercial uses that are accessory to the permitted use, including owner operator/caretaker quarters, up to a total of 1,500 square feet per parcel, shall also be permitted.

(c) Maximum height: 40 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers and fire towers are exempt. The height of wireless facilities is regulated in SCC 14.16.720.

(d) Maximum lot coverage: 50%.

(6) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the uses served by that parking. Pedestrian facilities shall be also provided as specified by an applicable rural village plan. In the Rural Village Commercial zone in Alger, pedestrian and bike pathways at least 5 feet wide shall be required along the street frontage and between parking areas and the uses they serve. Pathways may be surfaced with crushed rock, except for those portions covered by handicapped accessibility requirements. Pathways shall include lighting that is full cut-off shielded and directed so that light does not migrate off site. Lighting shall be pedestrian scale, with masts no higher than 12 feet and directed to sidewalks, paths, and parking areas.

(7) Building and Site Design. In the Rural Village Commercial zone in Alger, new structures shall be compatible with the design of 1 or more of the existing historic structures, including the old Grange Hall, the Alger Improvement Association Community Hall, and the Alger Bar and Grill. Parking areas shall be located to the side or rear of buildings.

(8) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code. (Ord. O20240010 § 1 (Att. 1); Ord. O20230007 § 1 (Att. 1); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20150005 § 3 (Att. 1); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050003 (part); Ord. 17938 Attch. F (part), 2000)