

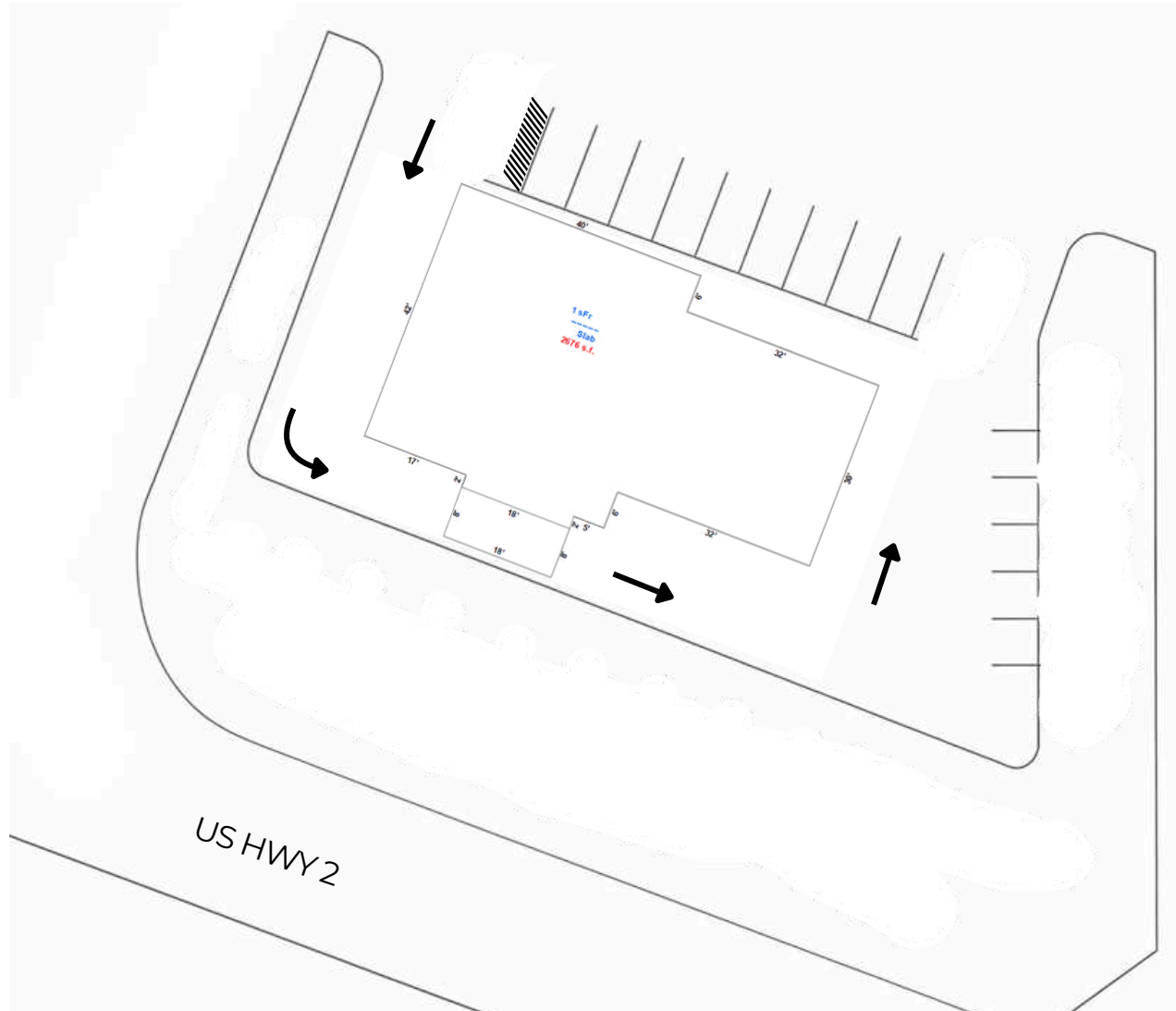
FORMER MONROE KFC

1 9 6 1 9 S . R . 2 | M O N R O E , W A 9 8 2 7 2



19619 S.R. 2

MONROE, WA 98272



2,676 SF
BUILDING SIZE

CALL
FOR RATES

*SITE PLAN NOT TO SCALE



28.5k
TOTAL
POPULATION

18.6k
DAYTIME
POPULATION

\$154k
AVG. HOUSEHOLD
INCOME

1.3k
BUSINESSES

\$124k
MEDIAN HOUSEHOLD
INCOME

9.4k
EMPLOYEES

*2025 PROJECTIONS FOR 3 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA



MARKET DETAILS

Monroe, WA is a rapidly growing Snohomish County city known for its strong residential expansion, steady visitor traffic, and strategic position along the State Route 2 corridor. The market benefits from a mix of established national retailers, local businesses, and essential services that draw consistent customer activity from both residents and travelers heading toward Stevens Pass and the Skykomish Valley. Monroe's rising housing development and family-oriented demographics continue to support retail, dining, and service demand. With limited commercial competition in surrounding areas and increasing population growth, Monroe remains a high-opportunity market for businesses looking to establish a strong foothold in the region.

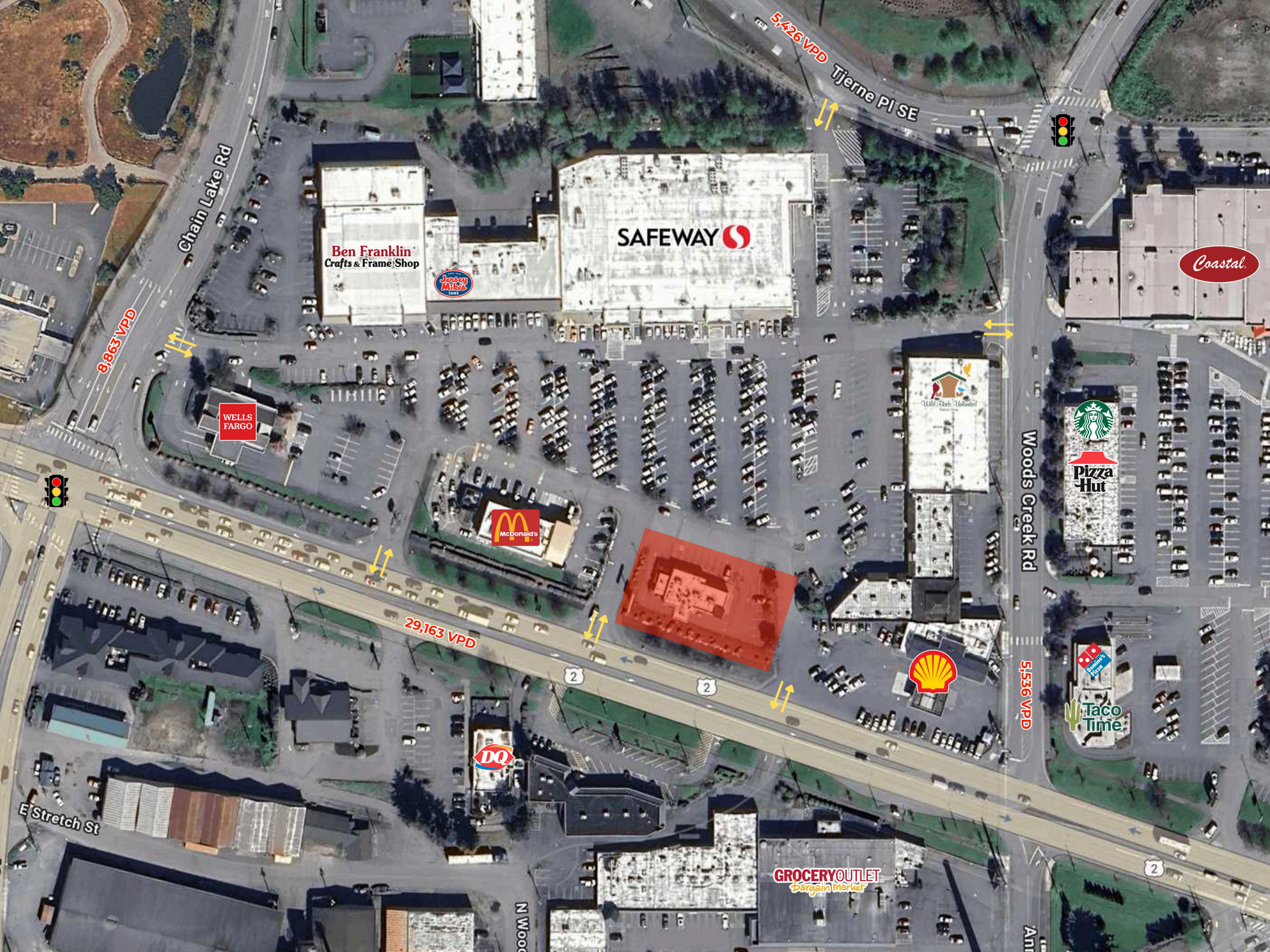
Situated along Monroe's busy State Route 2 corridor, this location offers exceptional visibility and steady traffic flow with 22,000 VPD, creating a highly attractive opportunity for retail or service-based users. This site is surrounded by national tenants including Safeway, Starbucks, Dollar Tree,

McDonald's, and more. Its proximity to key commuter routes provides reliable customer flow from both Monroe residents and neighboring communities. With limited competing sites available along the corridor, this location stands out as a strategic opportunity in a rapidly growing market.

SITE HIGHLIGHTS

- 14 Dedicated Parking Stalls
- Anchored by Safeway
- Excellent Access
- Pylon/Monument Signage
- Drive-Thru

PLACER REPORT







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