

# Mount Vernon Center

525 E College,  
Mount Vernon, WA 98273

Retail  
Available  
For Lease  
Now:  
2,284 SF



Highly visible location along Highway 538 (East College Way) with 26,000 average vehicles per day. Excellent access, lighted intersections, and ample parking.

Ideally located in the commercial core of Mount Vernon near other national retailers such as Lowe's, Walmart, Safeway, Petco, Office Depot, Grocery Outlet, Hobby Lobby, ROSS and more. Mount Vernon is a rapidly expanding market that has experienced a 25% population increase since 2000 (compared to 16.3% nationally). Just a mile east of the Center, Skagit Valley College serves nearly 5,000 students.



# Demographics



### POPULATION

1-Mile: 5,673  
2-Mile: 28,191  
3-Mile: 48,830



### HOUSEHOLDS

1-Mile: 2,178  
2-Mile: 10,255  
3-Mile: 17,938



### EMPLOYEES

1-Mile: 7,608  
2-Mile: 20,915  
3-Mile: 26,324

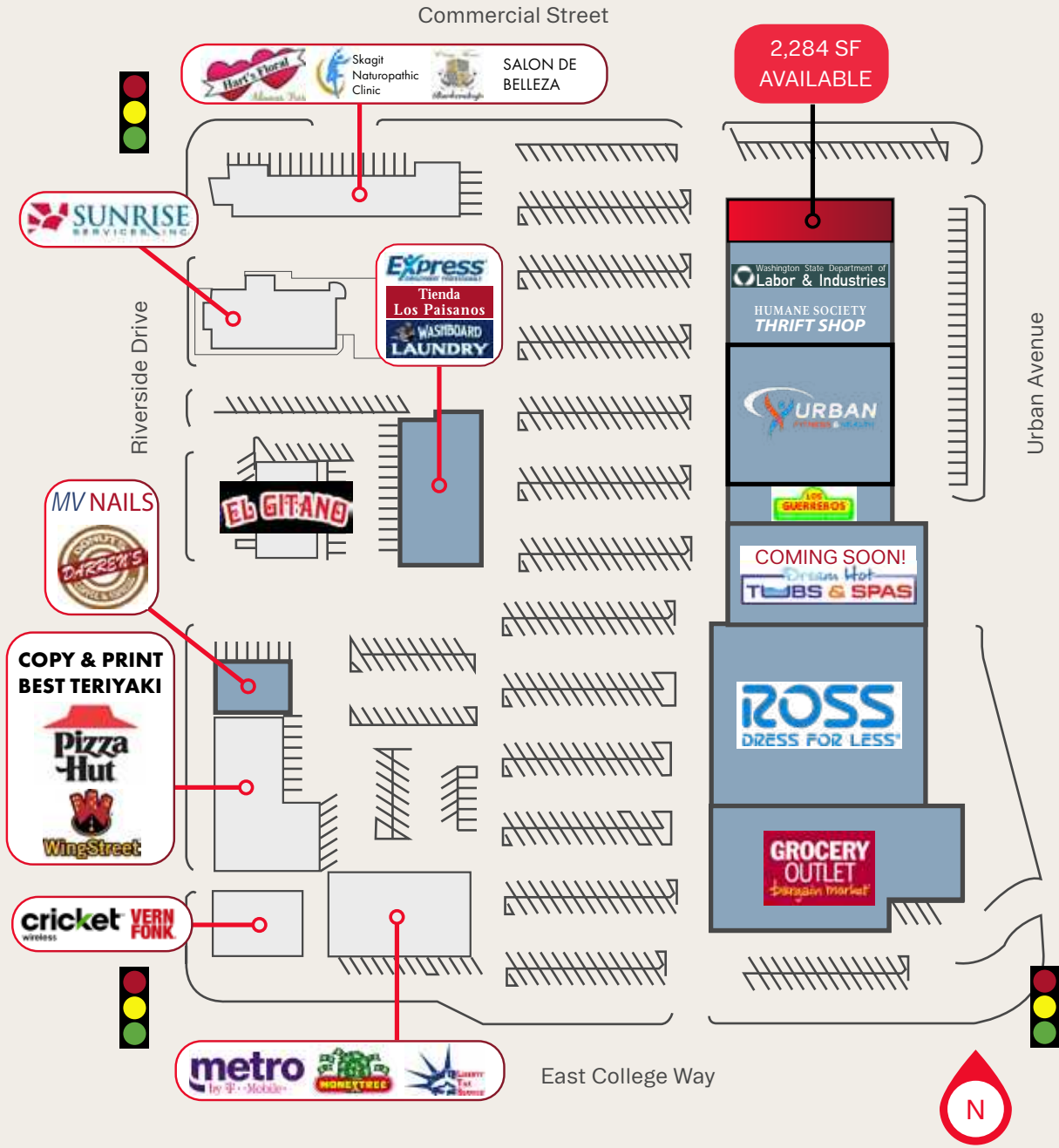


### AVERAGE HOUSEHOLD INCOME

\$80,000+  
within 5-Miles



# SITE PLAN





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