

# LAND

## DEVELOPMENT OPPORTUNITY

**SOUTH BURLINGTON BLVD & GEORGE HOPPER RD, BURLINGTON WA 98012**

Approximately 41,370 SF of land located across the street from Costco, Home Depot and Kohls. The property provides easy access to I-5 and is close to shopping and other amenities.

### PROPERTY HIGHLIGHTS

<b>PRICE   SF</b>	\$830,000.00
<b>PARCEL INFO</b>	41,370 SF   Parcel Number: P24172
<b>ZONING</b>	Mixed Use Commercial Zone (MCU-2)
<b>PERMITTED USES:</b>	Mixed Use, Retail, Restaurant (no Drive-Thru), Day Care, Office, Medical, Veterinary, Hotel, Meeting Halls

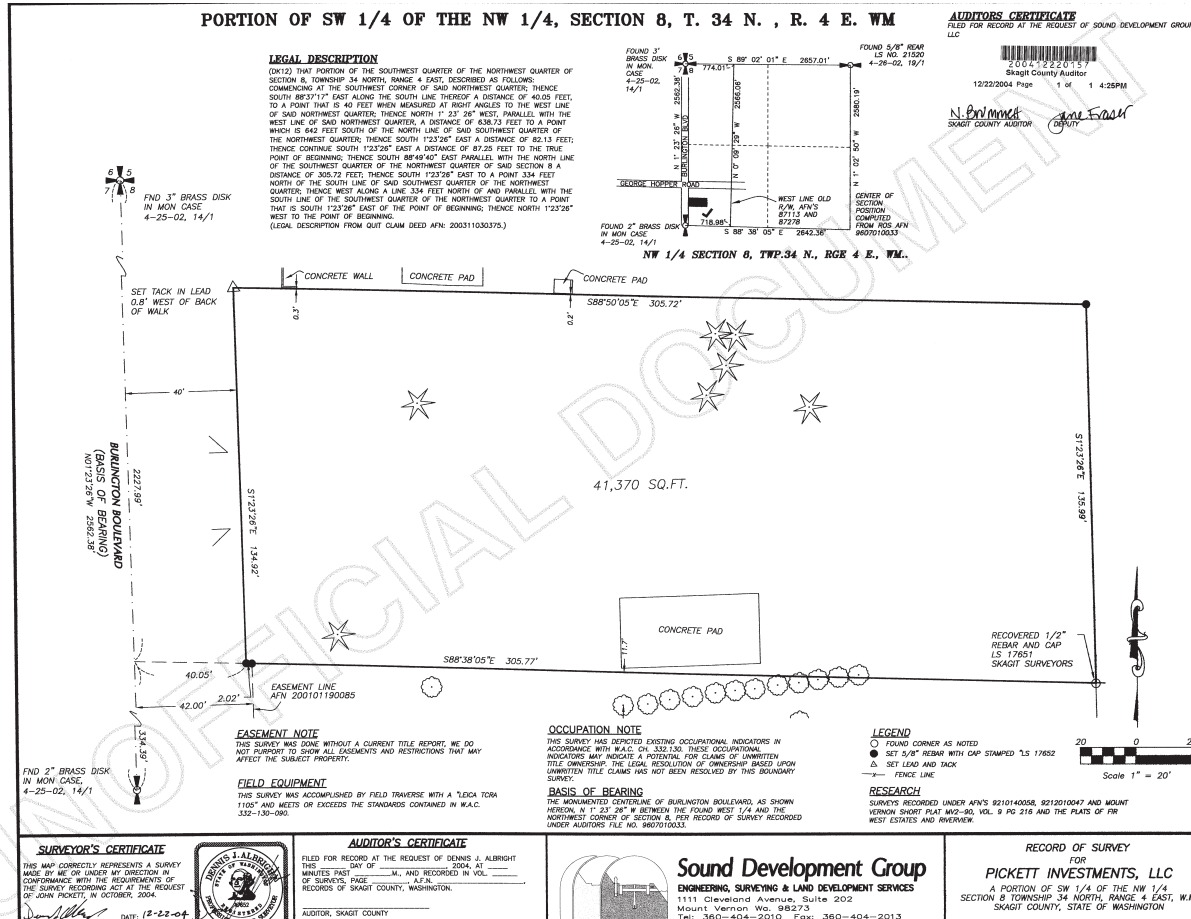
### AREA DEMOGRAPHICS

	TOTAL POPULATION		AVERAGE HH INCOME
1 mile	8,860	1 mile	\$60,589
3 miles	71,524	3 miles	\$87,716
5 miles	167,478	5 miles	\$89,625



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**Leibsohn & Company**  
Commercial Real Estate Services

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