

FOR SALE

17,000 SF YARD

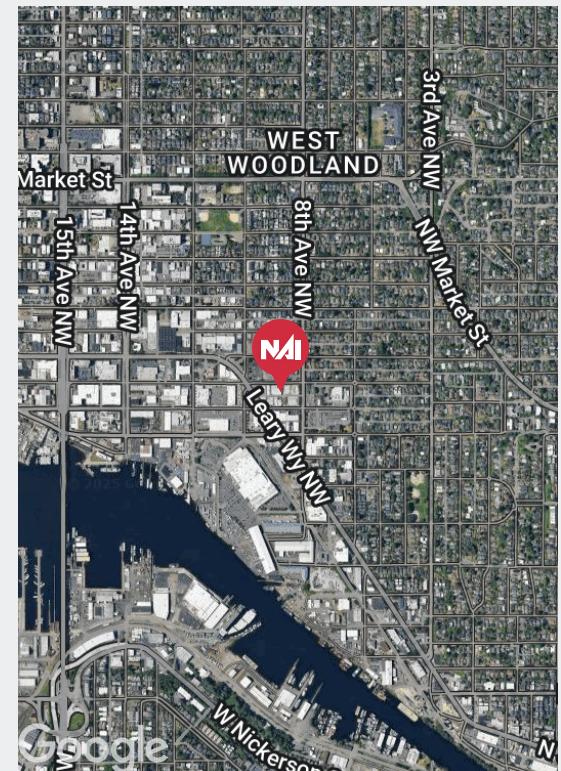


811 NW 47th Street

Seattle, WA 98107

PROPERTY HIGHLIGHTS

- + Zoning: UI U/45
- + Approx 17,000 SF paved yard space
- + Can be developed to multi-floor structures and/or single story building
- + Fenced and secure paved yard space
- + Rare yard opportunity located off Leary Way in the heart of Ballard
- + Sale Price: \$2,450,000



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Demographics



811 NW 47TH ST, SEATTLE, WA

	1 MILE	3 MILES	5 MILES
Population	33,880	265,937	526,147
2030 Population	35,173	277,524	556,369
Households	17,365	125,767	261,728
Median Age	34.5	33.9	34.7
Median HH Income	\$151,322	\$141,266	\$134,950
Average HH Income	\$204,191	\$198,379	\$192,344

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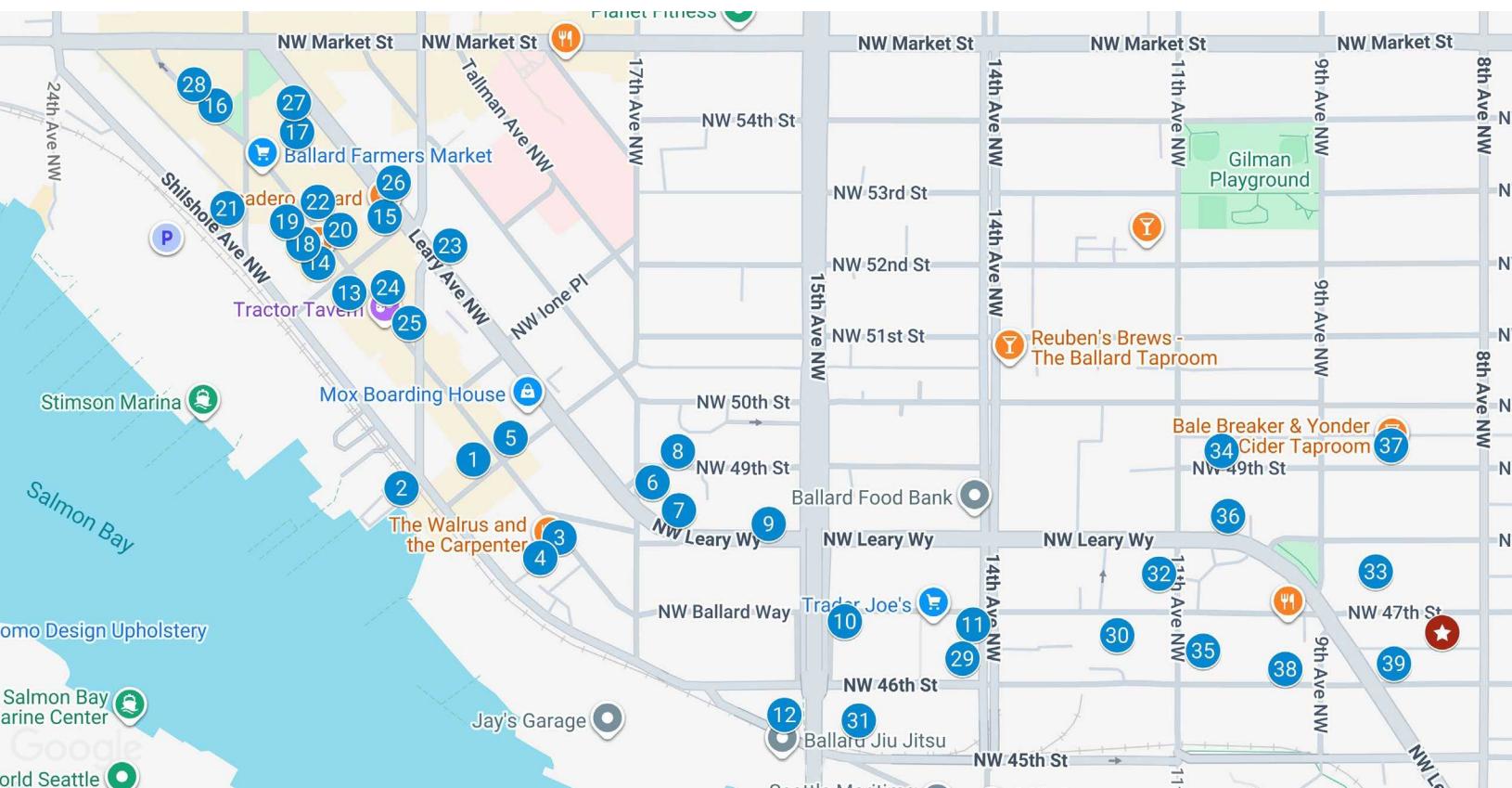
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Retailer Map



1. Little Beast Ballard
2. Salmon Bay Cafe
3. Barnacle
4. The Walrus and the Carpenter
5. Bad Albert's Tap & Grill
6. The Pine Tavern Ballard
7. Dog Yard
8. Old Stove Brewing Co - Gardens
9. Mean Sandwich
10. Mike's Chili Parlor
11. Top Pot Doughnuts
12. Pono Ranch Restaurant & Bar
13. Percy's & Co. Seattle
14. Sabine Café & Market
15. Asadero Ballard
16. The Matador
17. Rachel's Bagels & Burritos
18. Gracia
19. Patxi's Pizza
20. Shiku Sushi
21. Sawyer
22. Moshi Moshi Sushi & Izakaya
23. El Moose
24. Stoneburner
25. Macleod's Scottish Pub
26. Alison's Coastal Coffee
27. Full Tilt Ice Cream
28. Salt & Straw
29. Trader Joe's
30. Rooftop Brewing Company
31. PCC Community Markets - Ballard
32. Big 5 Sporting Goods
33. Fremont Brewing Production Facility
34. Fair Isle Brewing
35. H Mart Ballard
36. Maria Luisa Empanadas
37. Bale Breaker & Yonder Cider Taproom
38. Habit Burger & Grill
39. Giddy Up Burgers
40. Fred Meyer

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