

Commercial Lots for For Sale and For Lease

# 1903 Freeway Drive

MOUNT VERNON, WA 98273

For Sale or Lease  
121,532 SF  
2.79 AC

Enterprise  
Rent-A-Car

For Sale or Lease  
0.55 AC

Easement 0.33 AC

LOWE'S

FREEWAY DR

W COLLEGE WAY



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**NAI** Puget Sound  
Properties

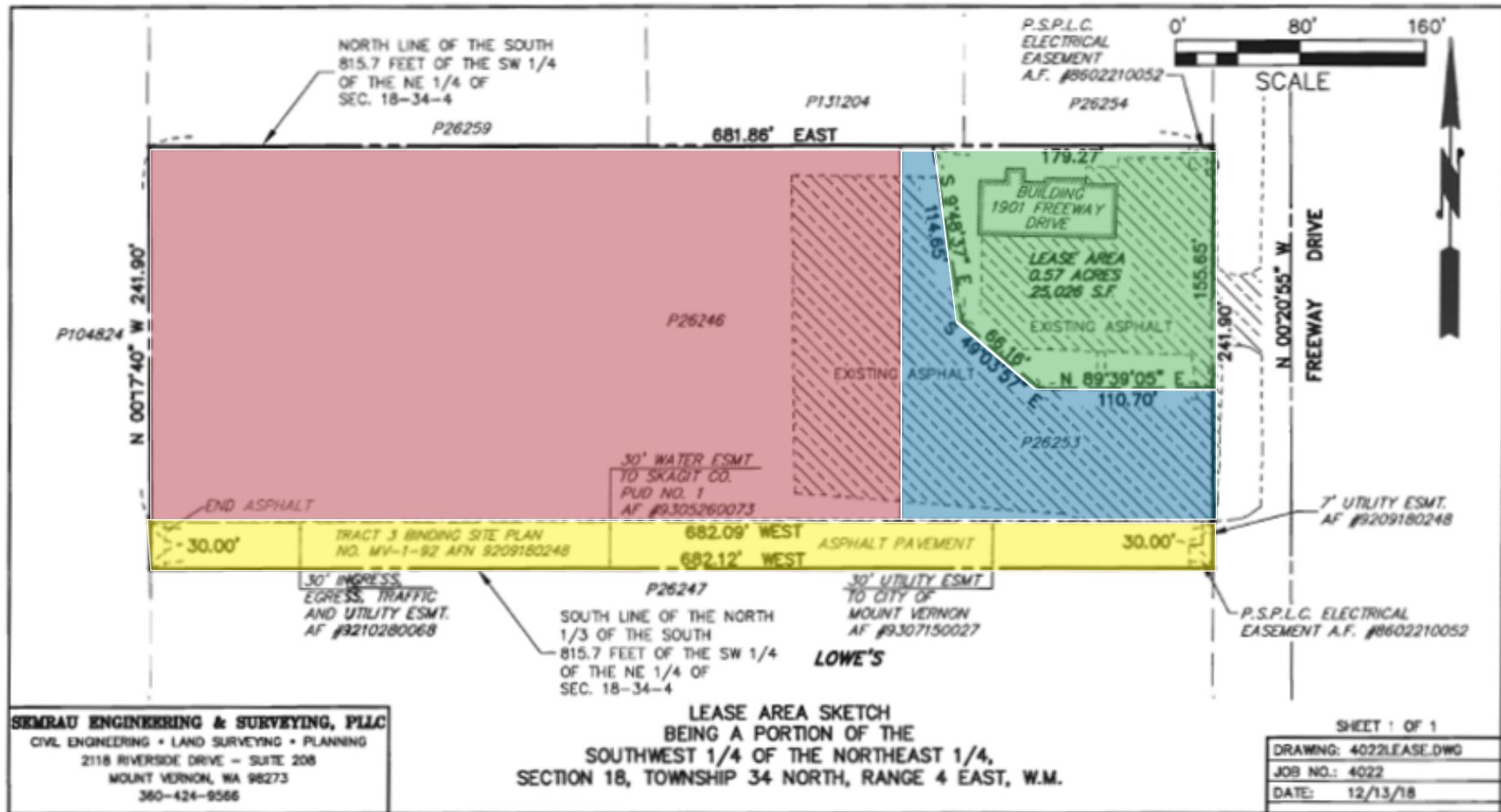
# Property Overview

- + Topography mostly flat.
- + Stormwater retention offsite on adjacent city property.
- + Quick access to Interstate 5.
- + Excellent visibility from Freeway Drive.
- + Adjacent to retail, restaurants, and hotels.
- + C-2 zoning designation in City of Mount Vernon allows for a wide variety of uses.

PARCEL #	LAND AREA (AC)	LAND AREA (SF)	AVAILABLE	BUILDING AREA
P26246	2.79	121,532	For Sale or Lease	None
P26253	0.55	23,761	For Sale or Lease	None
P26253	0.57	25,026	Leased to Enterprise Rent-A-Car	3,260 SF
P101978	0.33	14,374	Access Easement	None












# Property Land Survey





# Zoning Overview

A summary of permitted uses in the C-2 zoning district are as follows:

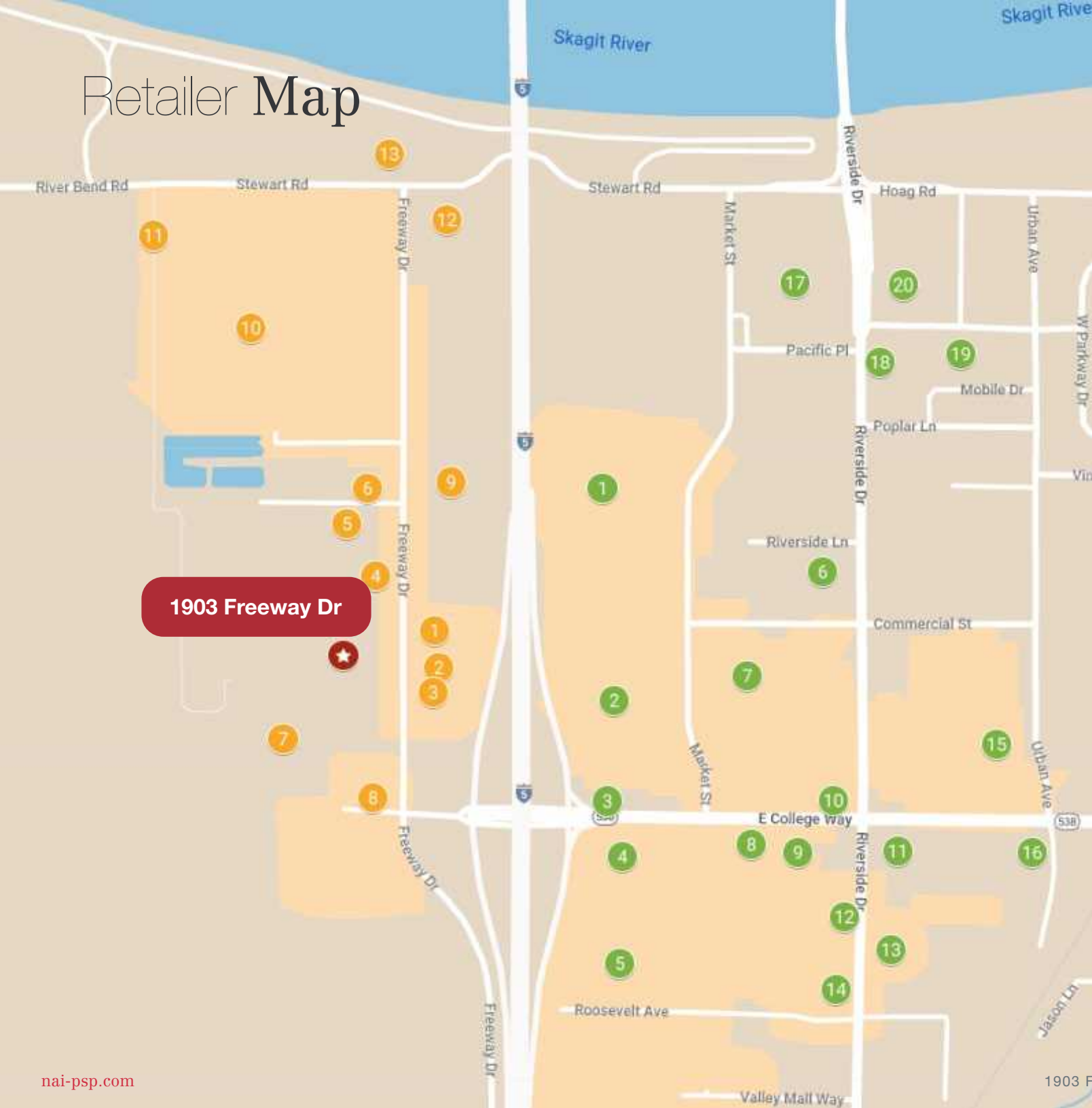
-  Retail stores.
-  Offices, banks, and financial institutions.
-  Hotels, motels and lodging houses.
-  Eating and drinking establishments.
-  Theaters, bowling alleys, skating rinks and other entertainment uses.
-  Outside sales of vehicles, boats, mobile homes or equipment.
-  Drive-in banks.
-  Gasoline service stations and automobile repair garages.
-  Self-Storage use is permitted as an accessory use.

Uses that are not permitted include the following:

-  Multifamily and Auto-Wrecking.
-  Sale, rental, and leasing of passenger cars and trucks are currently not allowed per Right of Exclusive Use agreement.



# Retailer Map



1903 Freeway Dr

## WEST OF I-5 AMENITIES

1. Quality Inn Mount Vernon
2. Arby's
3. Burger King
4. IHOP
5. 7-Eleven
6. Panda Express
7. Lowe's Home Improvement
8. Dairy Queen Grill & Chill
9. Burgermaster
10. Walmart Supercenter
11. Riverbend Loop Trail
12. Farmstrong Brewing
13. Anytime Fitness

## EAST OF I-5 AMENITIES

1. Coastal Farm & Ranch
2. Petco
3. Jersey Mike's Subs
4. Denny's
5. Hobby Lobby
6. Days Inn
7. Safeway
8. Jack in the Box
9. Firehouse Subs
10. Starbucks
11. Rite Aid
12. Wells Fargo Bank
13. U.S. Bank Branch
14. WaFd Bank
15. Grocery Outlet
16. Taco Time NW
17. Best Western Plus
18. Orange Teriyaki
19. Taqueria La Bamba
20. Harbor Freight Tools

# Map Overview

Subject Property

Mount  
Vernon

Stanwood

Arlington

Whidbey  
Island

Everett

Lynnwood

Bothell

Poulsbo

Seattle

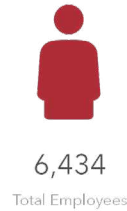
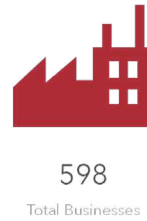
Bellevue

Mercer  
Island

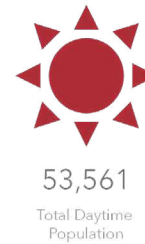
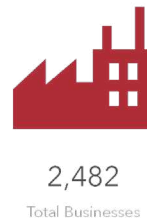
Google

# Demographic Overview

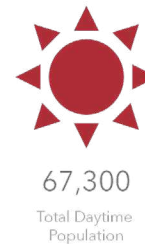
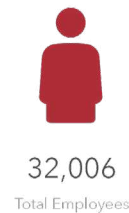
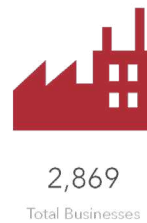
1  
MILE  
RADIUS



3  
MILE  
RADIUS



5  
MILE  
RADIUS



# 1903 Freeway Drive

MOUNT VERNON, WA

EXCLUSIVELY LISTED BY:

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Properties

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