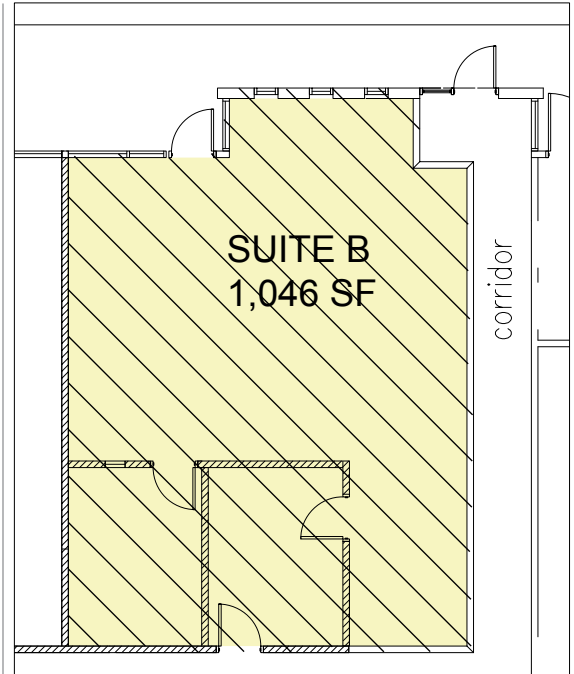


180 Business Park | SEC Hwy 99 & 180th St SW

18023 Highway 99, Suite B | Lynnwood, WA 98037

FOR LEASE

Office/Retail - 1,046 SF



Site Features

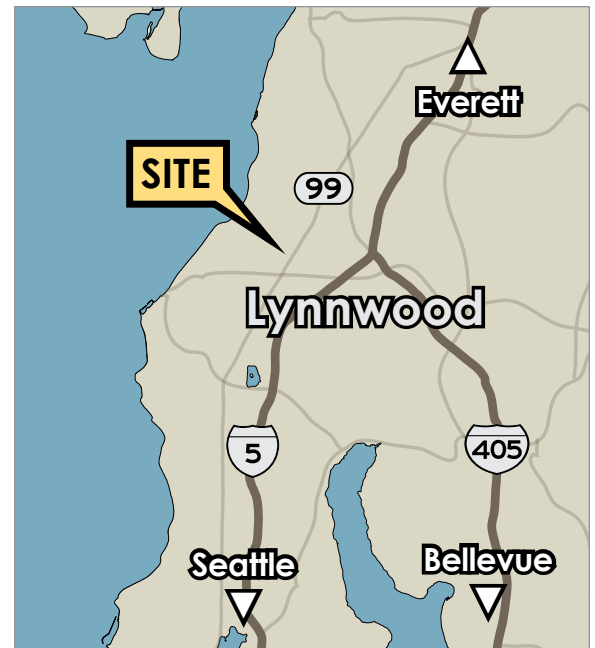
- Adjacent to DOL Super Center
- Over 40,000 vpd on Hwy 99
- Internet - Comcast & FiOS
- Building & Pylon signage available
- Easy I-5 and I-405 access
- On-site bus stop
- On-site property management

Ideal For

- Insurance
- Financial Services
- Escrow
- Massage
- Weight Loss
- Service Retail

Snohomish County Overview (WA State's 3rd Largest County)

<https://www.economicalliancesc.org/about-the-region/>



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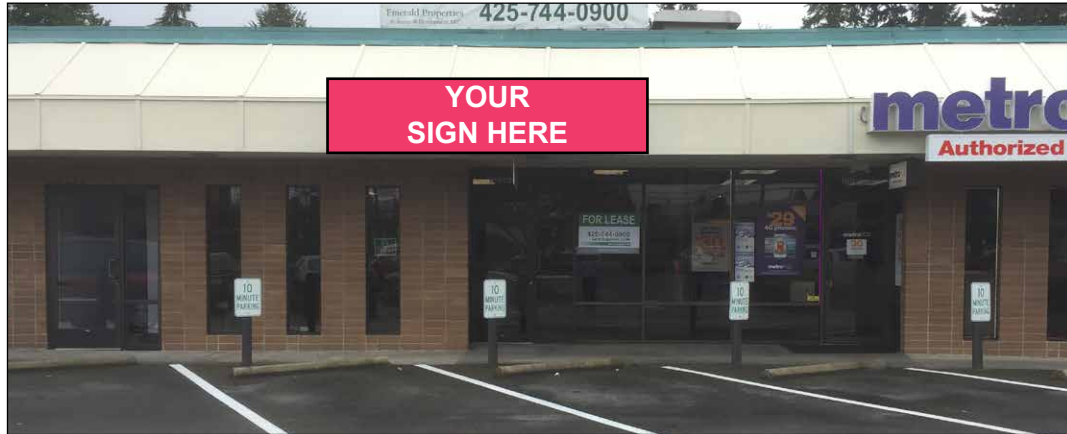
425-744-0900 ext.11
Larry@emeraldre.com

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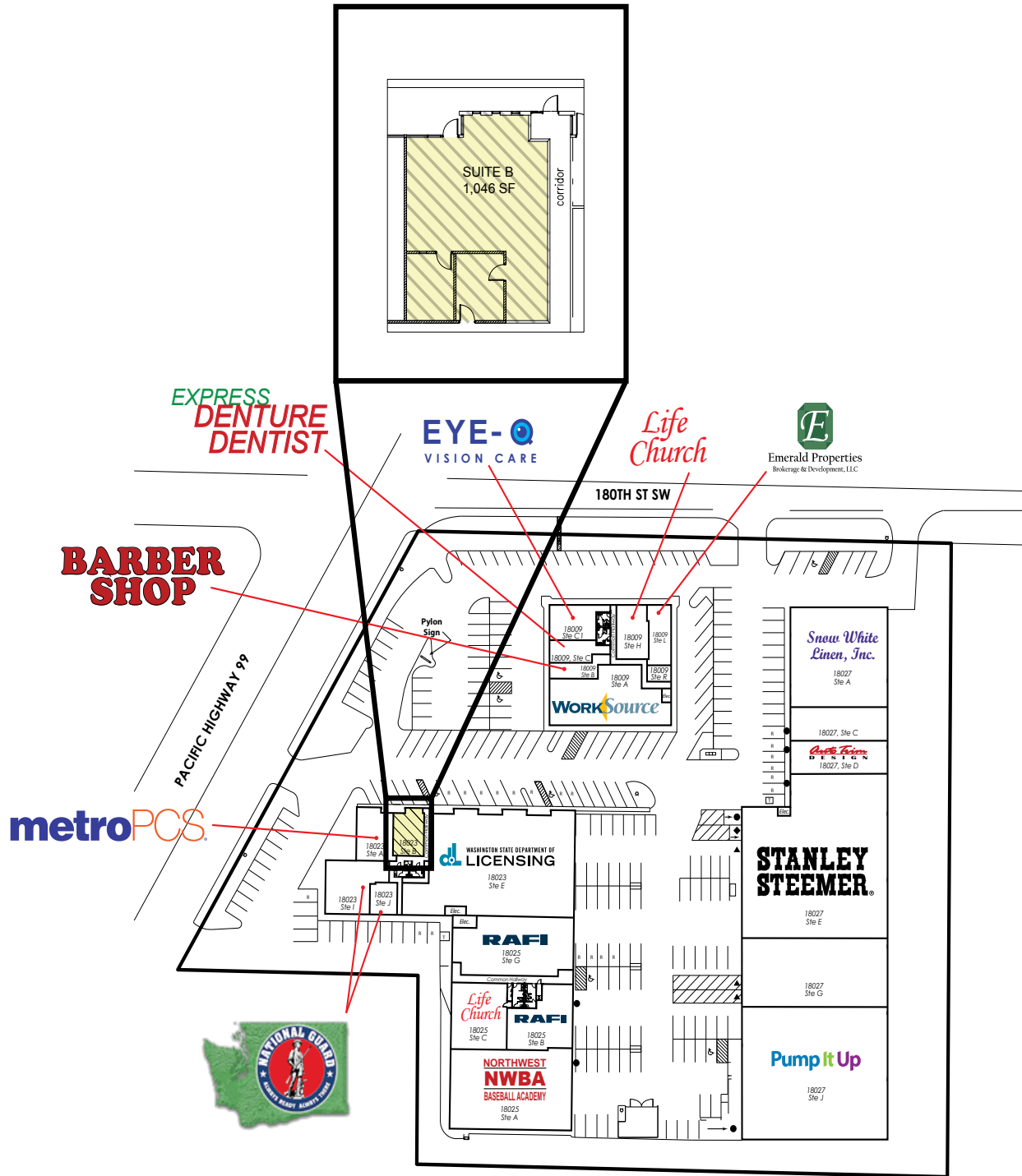
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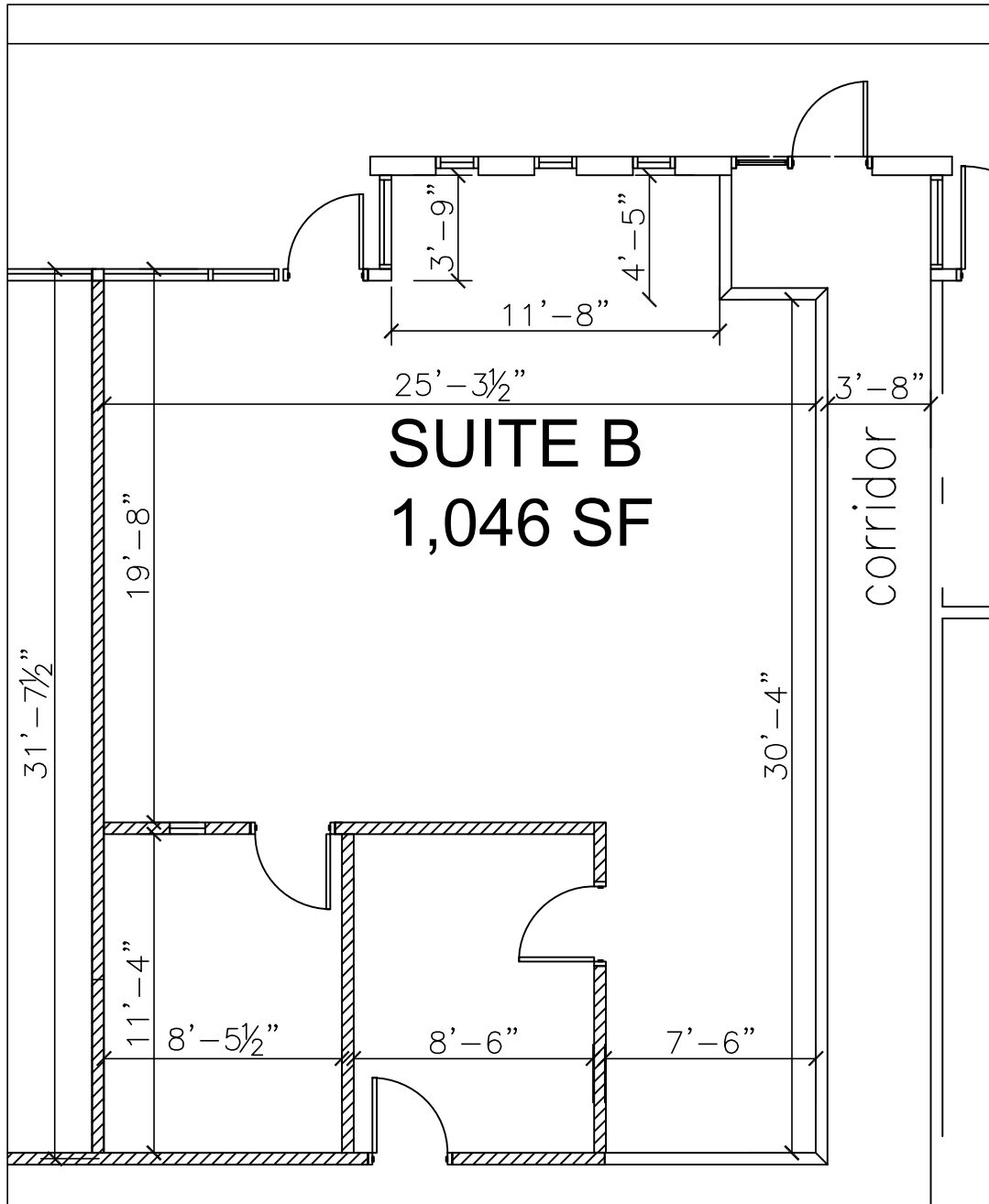
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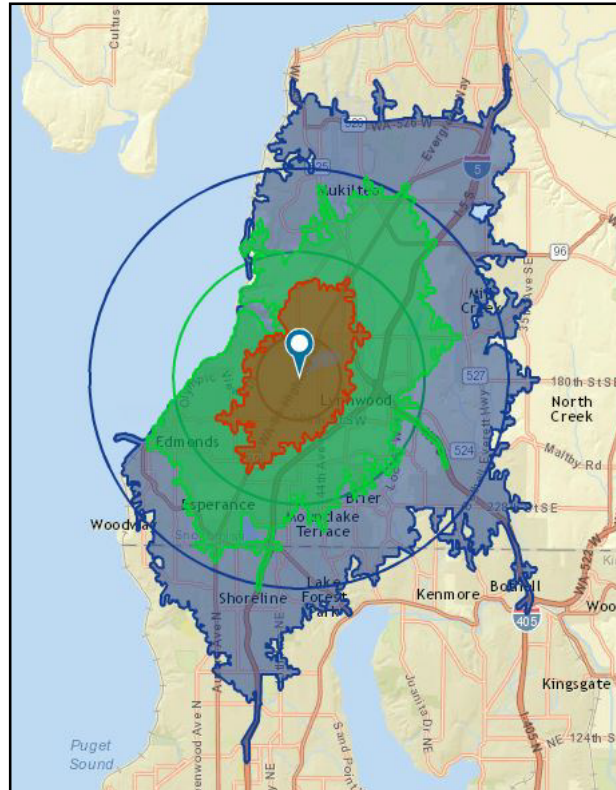
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DEMOGRAPHICS

	Distances			Drive Times		
	1 mile	3 miles	5 miles	5 minutes	10 minutes	15 minutes
2015 Population	17,583	118,025	276,459	47,556	158,785	358,361
2020 Population	18,075	124,276	294,289	51,026	167,520	381,521
Median Age	39.3	37.0	37.6	36.5	37.4	38.1
Median HH Income	\$55,390	\$64,411	\$68,475	\$55,021	\$61,059	\$65,495
Average HH Income	\$63,455	\$76,301	\$79,185	\$69,040	\$80,129	\$84,000
Average Household Size	2.49	2.54	2.48	2.46	2.51	2.49
Employee Population	6,881	53,496	105,548	18,811	67,977	141,666
Education (some to 4yrs college)	36.1%	33.2%	35.6%	36.4%	36.3%	35.5%
Education (4+ years college)	27.0%	32.9%	34.8%	29.3%	32.3%	34.8%

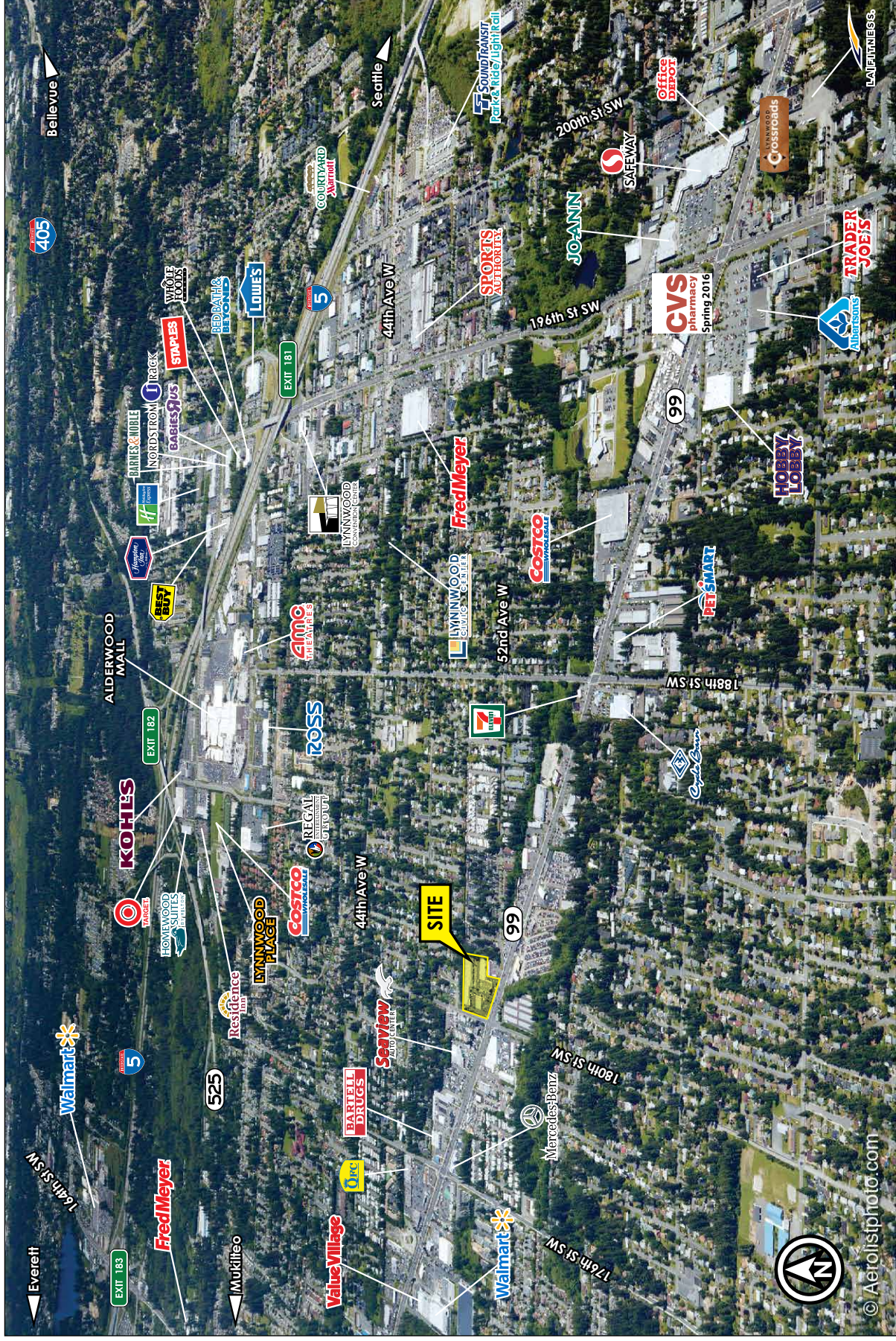
Source: U.S. Census Bureau, Census 2010 Summary. Esri forecasts for 2015.

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 Brokerage & Development, LLC

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