

FOR LEASE

5031 168th Street SW
Lynnwood, Washington



MEADOWDALE PLAZA

Brennan McClurg | Kyle Nordby

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

5031 168TH STREET SW:

1,908 SF \$18.00 PSF PLUS NNN

1,310SF \$18.00 PSF PLUS NNN

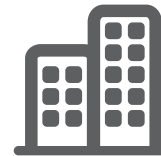
- Neighborhood Retail Center in the Meadowdale Area.
- Adjacent to Beverly Elementary (584 Students) and Meadowdale High School (1,594 Students)
- Spaces Can be Combined for a Total of 3,218 SF
- NNN = \$5.50 PSF
- Great Signage & Visibility



Population



Average HH Income

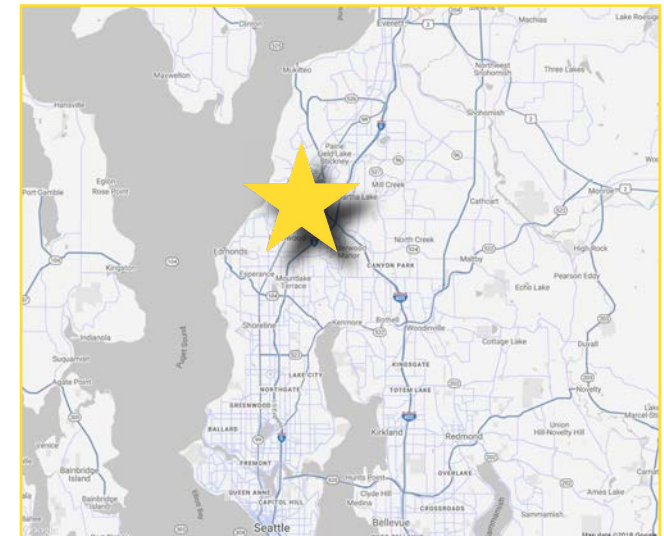


Daytime Population

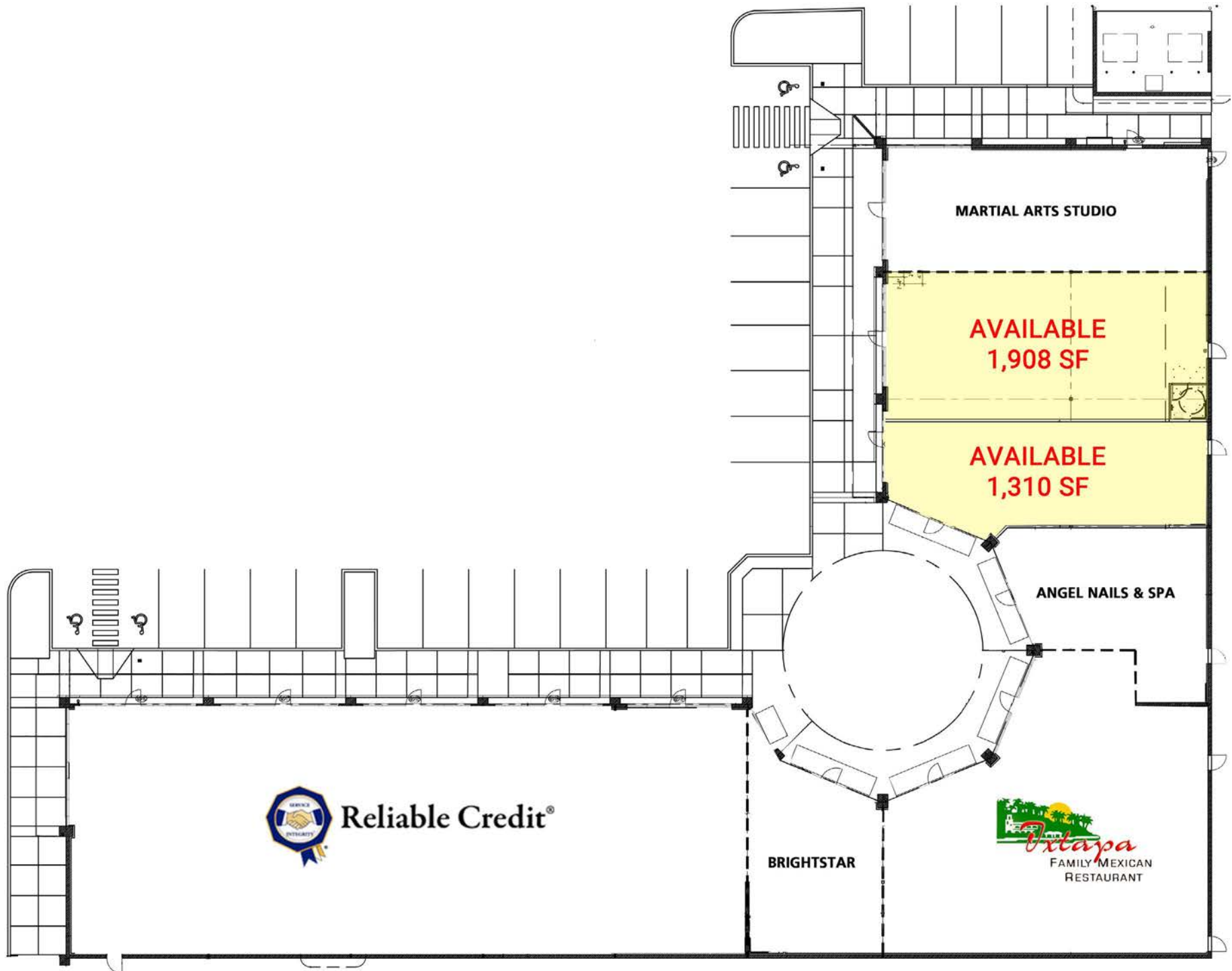
Regis - 2018

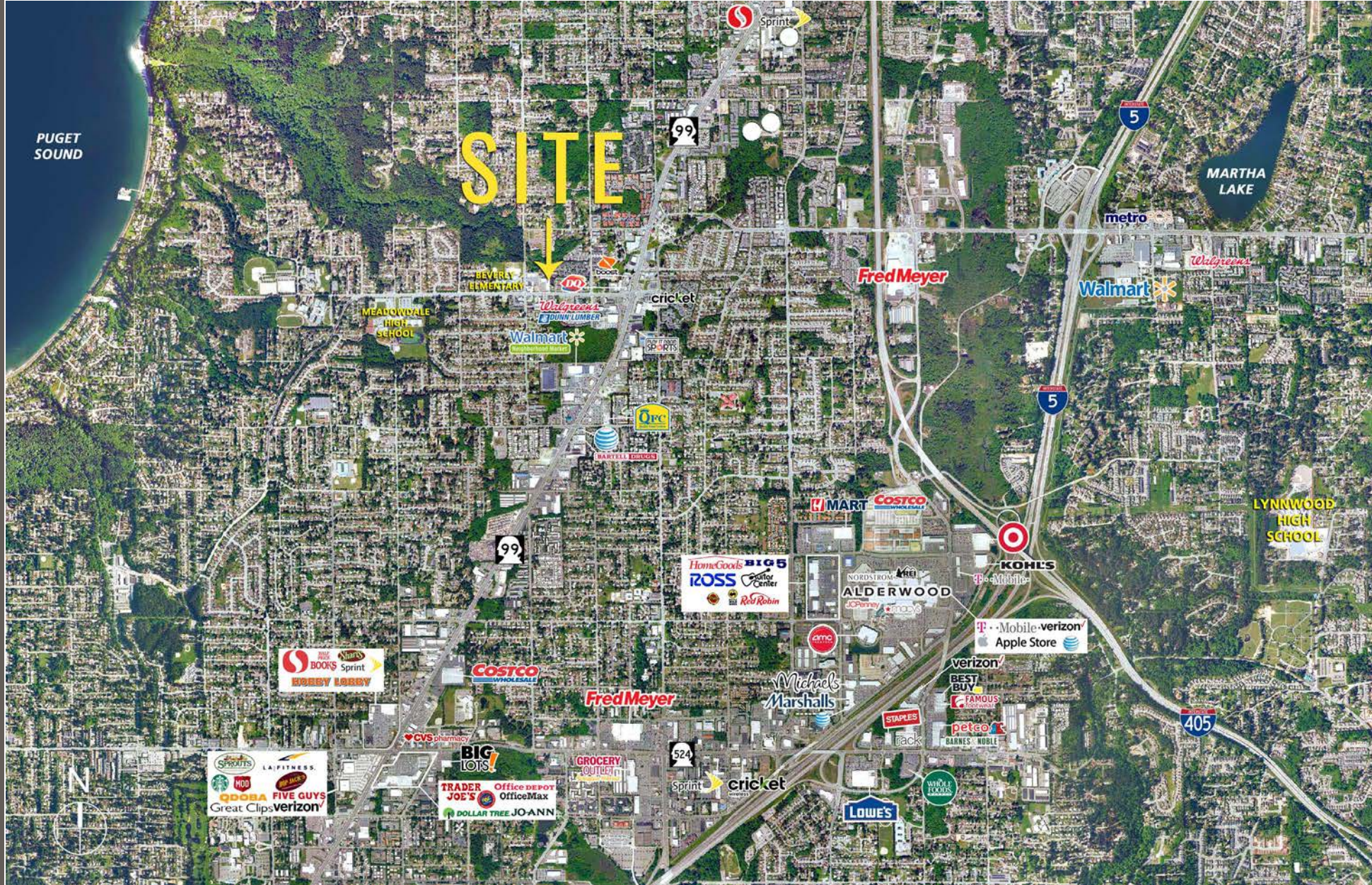
	Population	Average HH Income	Daytime Population
Mile 1	19,667	\$86,126	3,244
Mile 3	125,408	\$94,643	46,091
Mile 5	288,323	\$103,656	99,707

SIGNAGE



SITE PLAN





357,893 Households
in Trade Area



13,000 ADT
52nd Street SW



13,000 ADT
168th Street SW



Moments from
Highway 99



LYNNWOOD, WA is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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