

# FOR LEASE

17833 1st Avenue S  
Normandy Park, WA 98148



## MANHATTAN VILLAGE

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

**MANHATTAN VILLAGE** is the main shopping center in Normandy Park. Anchored by QFC, the Village boasts excellent exposure and access to residents and commuter traffic. Located within close proximity of SeaTac International Airport, highways, downtown Seattle, and the Puget Sound keeping this busy center at full capacity as a destination for shopping, dining, and services. New Starbucks drive-thru coming soon!



**17833 1ST AVENUE S:**

**2,510 SF      \$28-\$30 PSF      PLUS NNN**

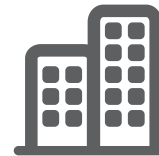
- Space Can be Demised to 1,800 SF
- Ample Parking, Pylon Sign, and Accessible Rents
- Join: QFC, Kre-8-Tive Kidz, New Drive-Thru Starbucks, UPS, State Farm Insurance, Kintsugi Physical therapy, and More!



Population



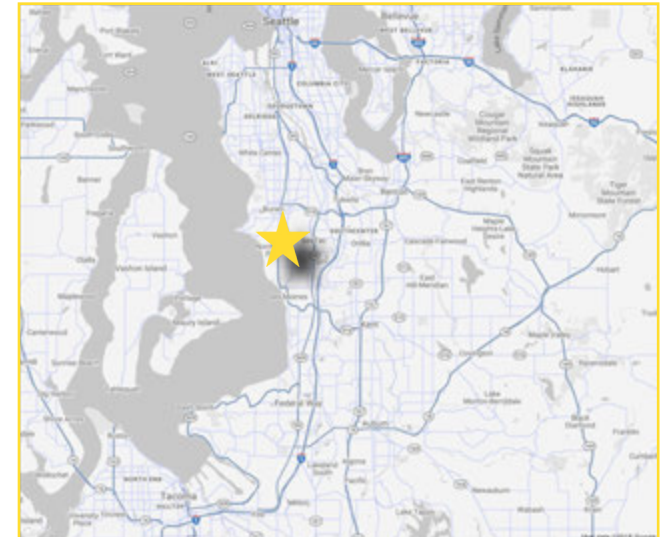
Average HH Income



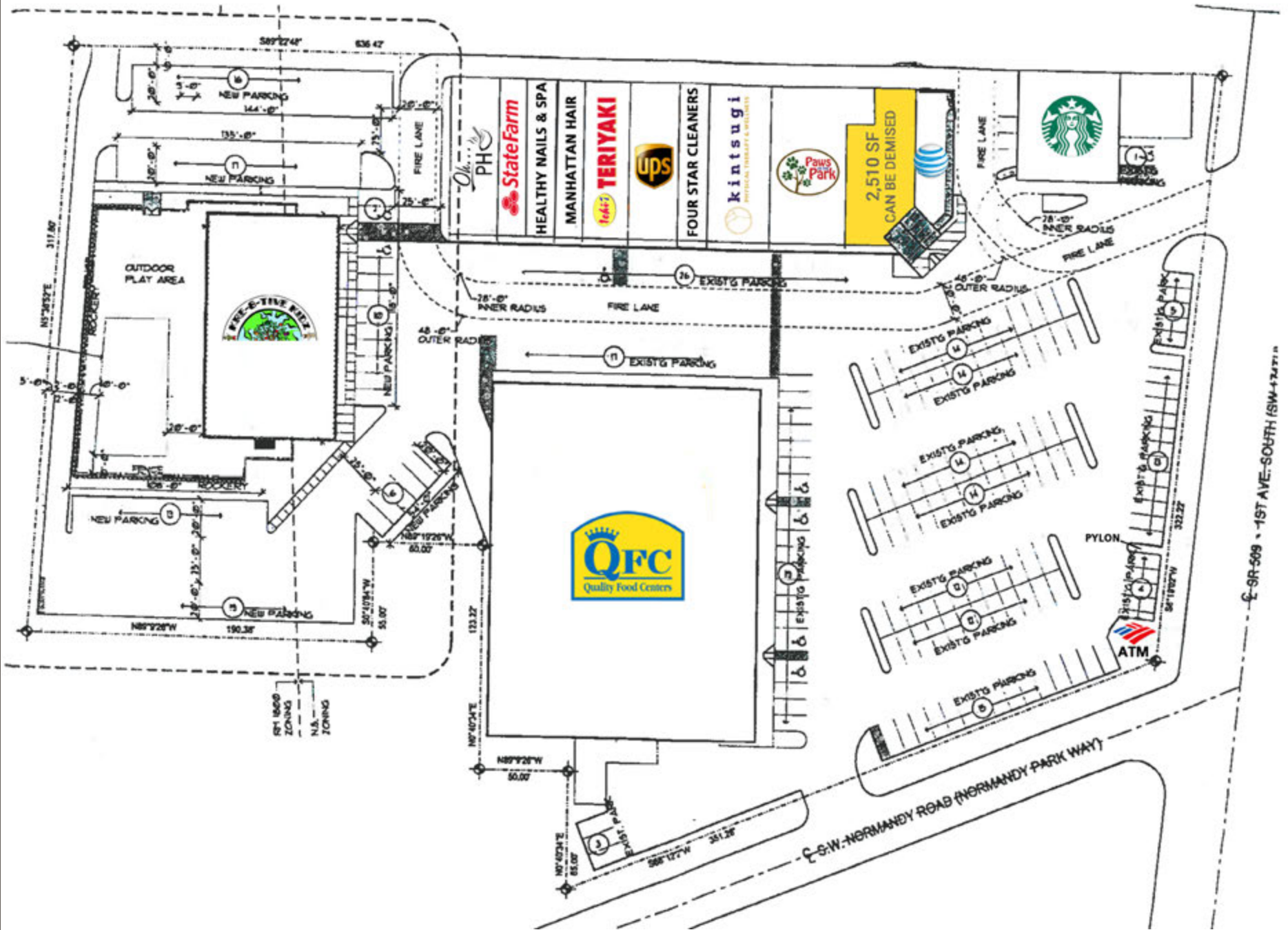
Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	9,663	\$125,080	2,166
Mile 3	73,952	\$99,908	31,000
Mile 5	169,676	\$96,434	93,400



# SITE PLAN OR IMAGE





Community "Shops the Park"  
Keeping \$\$ Local



Adjacent to  
SeaTac International



A Master Planned  
Community



14,830 ADT  
State Route 509



**NORMANDY PARK, WA** is a beautiful waterfront community located along the shores of Puget Sound in King County, with convenient access to downtown Seattle and the SeaTac International Airport. The community places its highest priorities on maintaining and enhancing its quiet pedestrian-friendly setting and providing a healthy and safe environment in which residents can raise their families. Current business community promote's Normandy Park's unique local character, as an attractive place to live, visit, play and shop.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**KYLE NORDBY**

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