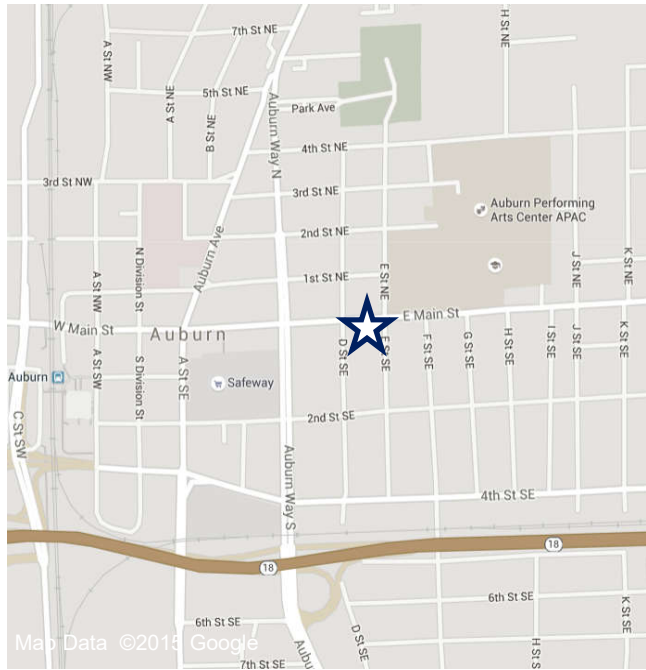


For Sale or Lease

# PRIME AUBURN RETAIL SPACE

430 / 450 East Main Street Auburn, WA 98002



Prime Corner Location at  
E. Main & E. Street SE  
Offered at \$425,000

- 3,060 SF Retail on 8,400 SF Parcel
- Easy Access to SR 18
- High Visibility
- Adjacent Auburn High School & Washington Elementary School
- Stand-alone Building
- C2 Zoning
- 15 Parking Stalls
- Lease Rate: \$15.00 SF/year, NNN

**MADISONBAYCOMMERCIAL**

Erwin Park  
206-412-6036  
epark@MadisonBayCRE.com

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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2015 Population	12,758	73,803	194,178
2020 Population	13,857	80,127	211,133
Pop Growth 2015-2020	8.16%	8.57%	8.73%
Average Age	37.80	36.36	36.40

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2015 Households	5,311	27,370	71,229
Median Household Income	\$38,049	\$54,722	\$58,513
Median Home Value	\$207,652	\$228,230	\$249,222
Household Growth 2015-2020	8.94%	8.89%	9.04%



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