

PRIME RETAIL SPACE ADJACENT TO KOHL'S

REDMOND, WA 98052 | 17601 NE Union Hill Rd | SEQ of NE Union Hill Rd & HWY 520 | #1136



- Located 16 miles east of Seattle and 8 miles north of Bellevue
- Close proximity to Microsoft's campus (+34,000 employees)
- Direct exposure to WA-520 (+/- 44,000 ADT)
- Neighbors with Target, Fred Meyer and Home Depot

DEMOGRAPHICS:	3 Mile	5 Mile	7 Mile
2017 Population	82,950	212,834	364,054
2017 Daytime Population	79,015	159,245	266,136
2017 Average HH Income	\$153,985	\$161,929	\$161,604
2017 Median HH Income	\$129,384	\$124,921	\$122,645

TRAFFIC COUNTS:	
Highway 520:	± 44,000 ADT
NE Union Hill Rd:	± 34,000 ADT
178th Pl:	±12,000 ADT
NE 76th St:	± 6,000 ADT

AVAILABLE SF:
UP TO 24,000 SF

FRONTAGE:
APPROX. 230 FEET

ZONING:
REGIONAL RETAIL DESIGN DISTRICT (RR)

RATES:
CALL FOR DETAILS

AREA ANCHORS:



For Information Please Call: 206-641-9500
Matt Hietbrink | matt@mattispart.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Rev. 05/30/18

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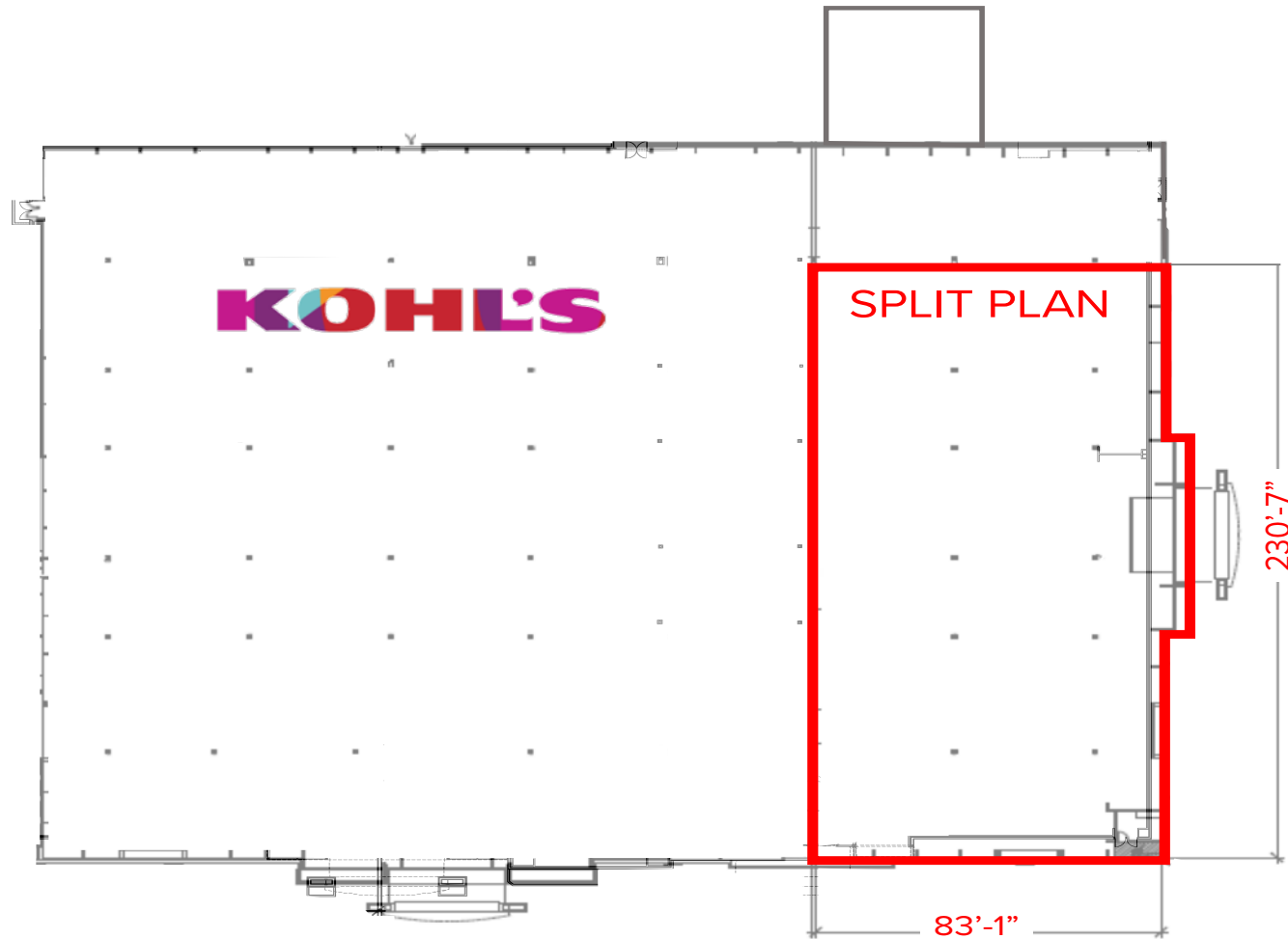
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