



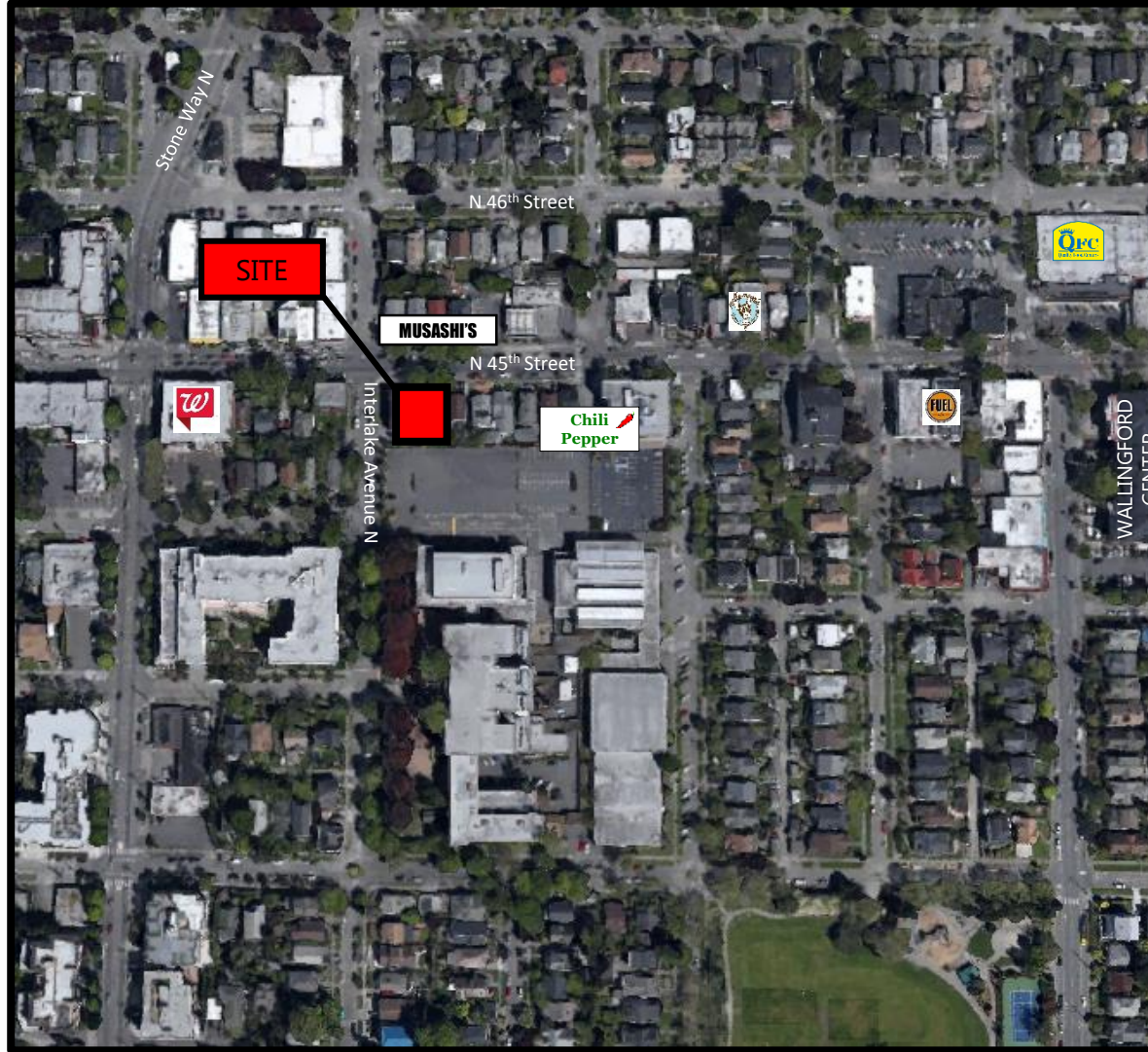
RARE WALLINGFORD OPPORTUNITY!

- PROMINENT CORNER LOCATION AT N 45TH & INTERLAKE AVE
- IDEAL FOR CAFÉ, BAKERY, WINE BAR, OR SPECIALTY RETAIL
- LARGE OUTDOOR PATIO INCLUDED IN LEASE
- 24,500 CARS PER DAY PASS SITE ON 45TH
- 1,618 SF
- \$30/SF NNN
- AVAILABLE IMMEDIATELY



DEMOGRAPHICS

	.5 Mile	1 Mile	2 Mile
Population	9,367	33,698	127,321
Average HH Income	\$98,020	\$100,054	\$96,585
Daytime Population	4,537	17,117	77,583



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