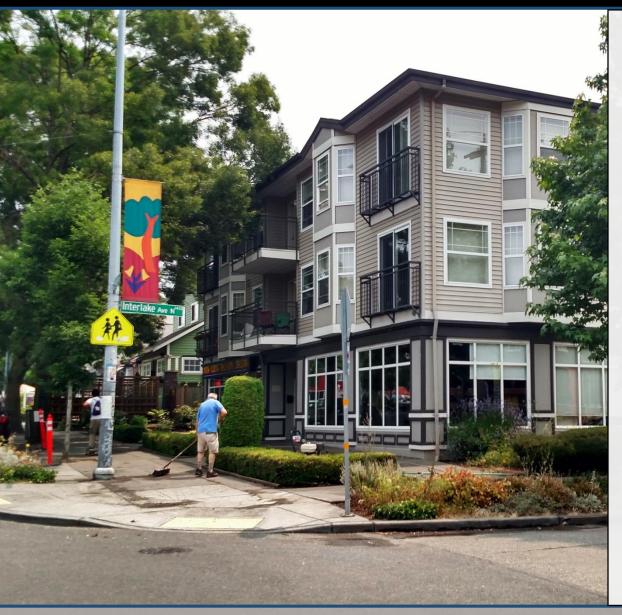
# JSH PROPERTIES, INC. 1401 45<sup>TH</sup> STREET RETAIL FOR LEASE

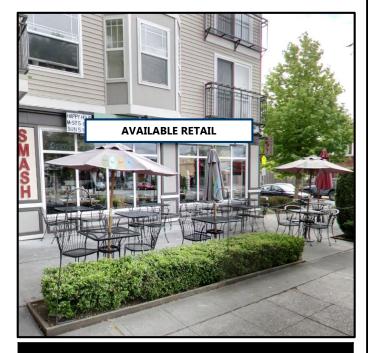


RARE WALLINGFORD OPPORTUNITY!

- PROMINENT CORNER LOCATION AT N 45<sup>TH</sup> & 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 45<sup>TH</sup>
- 1,618 SF
- \$30/SF NNN
- AVAILABLE IMMEDIATELY

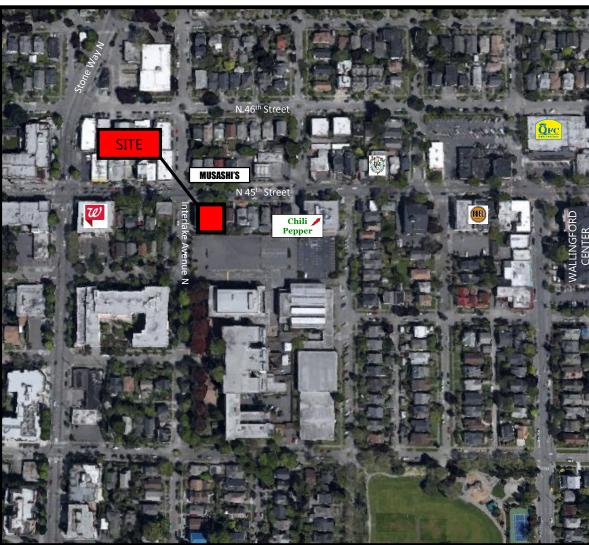
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material. AARON BENNETT 206.859.4500 | AARONB@JSHPROPERTIES.COM 1809  $7^{TH}$  Avenue, suite 1209, seattle, wa 98101

## JSH PROPERTIES, INC. 1401 45<sup>TH</sup> STREET | RETAIL FOR LEASE



#### 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



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material.

AARON BENNETT | 206.859.4500 | AARONB@JSHPROPERTIES.COM 1809 7<sup>TH</sup> AVENUE, SUITE 1209, SEATTLE, WA 98101

### JSH PROPERTIES, INC. 1401 45<sup>th</sup> STREET | RETAIL FOR LEASE



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or quarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material.

AARON BENNETT | 206.859.4500 | AARONB@JSHPROPERTIES.COM 1809 7<sup>TH</sup> AVENUE, SUITE 1209, SEATTLE, WA 98101