



**FOR LEASE**  
17651 1st Avenue S  
Normandy Park, WA 98148



# NORMANDY VILLAGE

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

**NORMANDY 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 center at full capacity as a destination for shopping, dining, and services.

**17651 1ST AVENUE S:**

**990 SF      \$20.00 PSF      PLUS NNN**

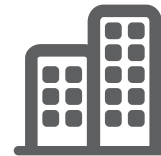
- Shadow Anchored by Dunn Lumber
- NNN: \$300-400 in NNN Per Month (3.60-4.85/SF)
- Ample Parking
- Monument Sign
- Neighborhood Retail Includes: QFC, Starbucks, UPS, Key Bank, Sylvan Learning Center, and More!



Population



Average HH Income

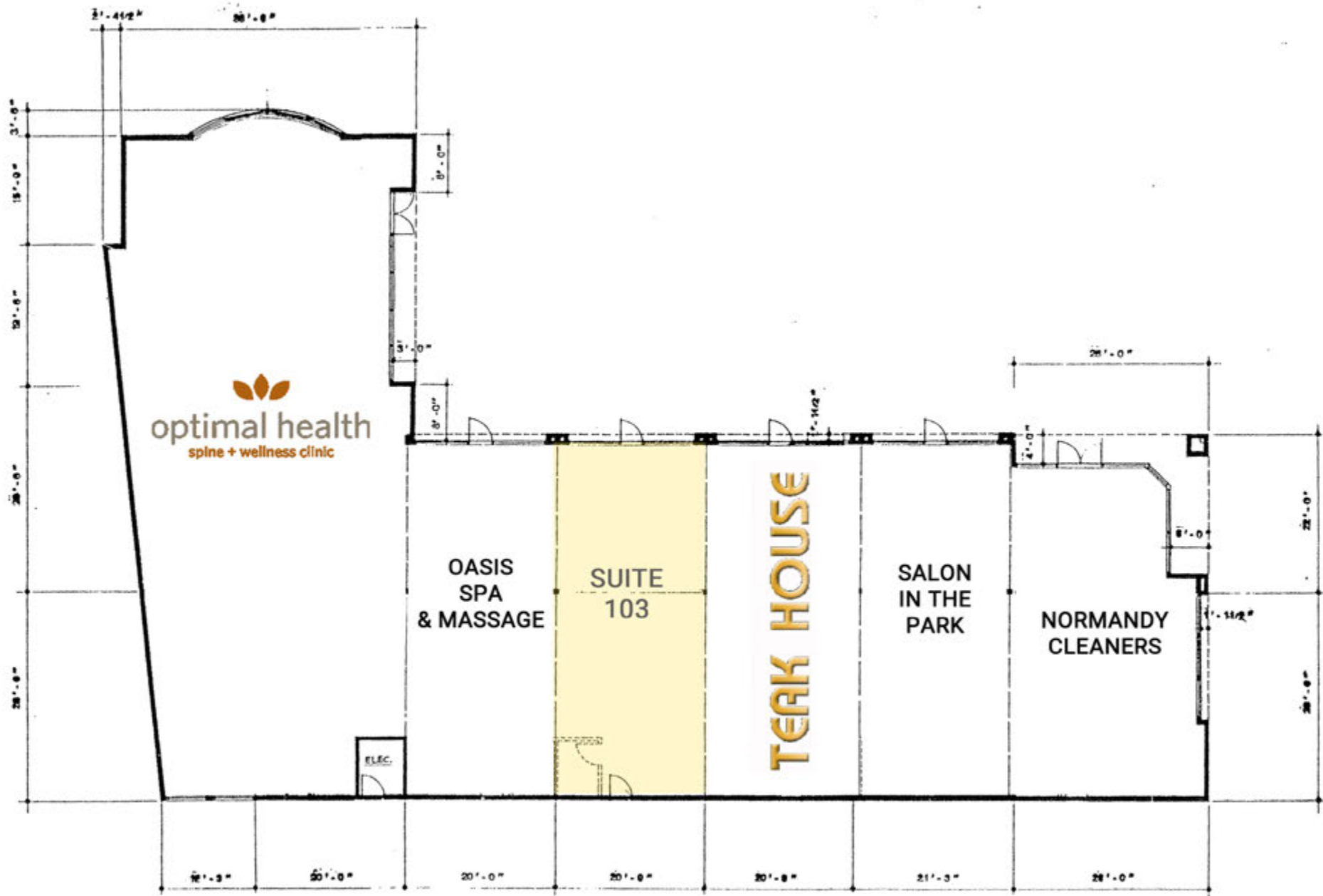


Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	9,356	\$122,370	3,719
Mile 3	75,626	\$99,703	31,108
Mile 5	173,835	\$96,439	95,354

# SITE PLAN





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.

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