

# Mount Vernon Center

RETAIL FOR LEASE

525 E. College Way, Mount Vernon WA 98273

## THE OPPORTUNITY

Highly visible location along Highway 538 (East College Way) with 26,000 average vehicles per day. Excellent access, lighted intersections, and ample parking. Ideally located in the commercial core of Mount Vernon near other national retailers such as Lowe's, Walmart, Safeway, Petco, Office Depot, JoAnn Fabrics, Hobby Lobby, and more. Mount Vernon is a rapidly expanding market that has experienced a 25% population increase since 2000 (compared to 16.3% nationally). Just a mile east of the Center, Skagit Valley College serves nearly 5,000 students.

DO NOT DISTURB TENANT

## HIGHLIGHTS



**\$80,000+ Average Household Income within a 5-Mile Radius**



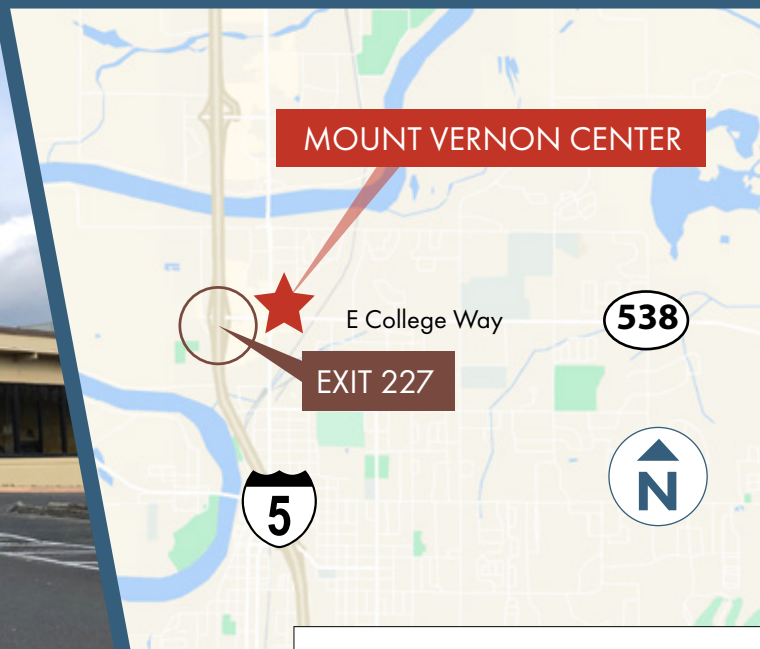
**Highly Visible Location with over 26,000 vehicles per day**



**Surrounded by National Retailers**



**Located in a rapidly growing area with 47,000+ people located within a 3-Mile Radius**



Tiffini Connell  
Avery Connell

(206) 283-5212  
www.wccommercialrealty.com

# WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenant or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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## DEMOGRAPHICS

9,200+  
Daytime  
Employees  
within 1-Mile

47,000+  
Population  
within 3-Miles

\$80,000+  
Average  
Household Income  
within 5-Miles



## TRAFFIC COUNTS

26,000+ ADV  
on East College Way



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