

RIVERSIDE PLAZA

RETAIL FOR LEASE

526 E College Way, Mt Vernon, WA 98273



THE OPPORTUNITY

Highly visible location along East College Way with 26,000 average vehicles per day. Excellent access, visibility and ample parking. Available space is an end cap in this JoAnn and Rite Aid anchored center. Ideally located in the commercial core of Mount Vernon near other national retailers such as Lowe's, Walmart, Safeway, Petco, Office Depot, 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.



Tiffini 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 tenants 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

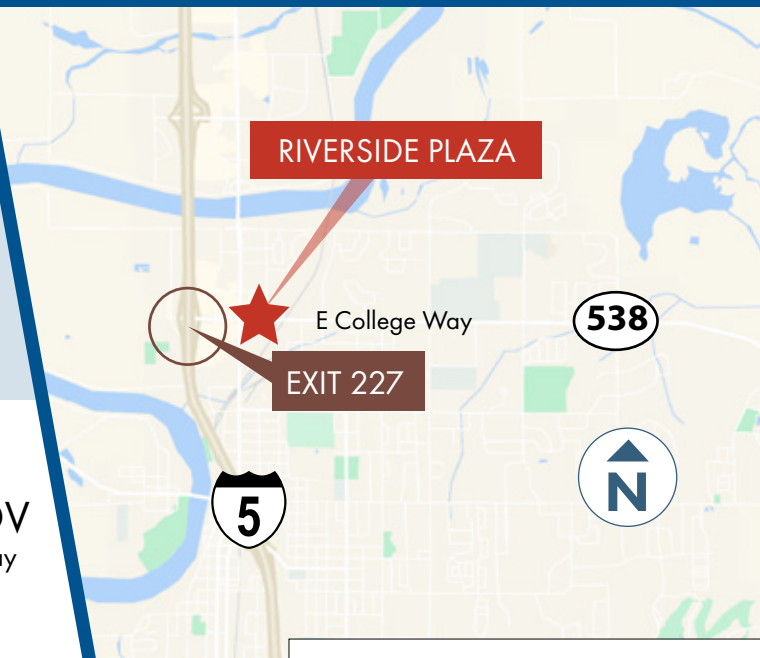
47,000+
Population
within 3-Miles

\$82,000+
Average
Household Income
within 3-Miles



TRAFFIC COUNTS

26,000+ ADV
on East College Way



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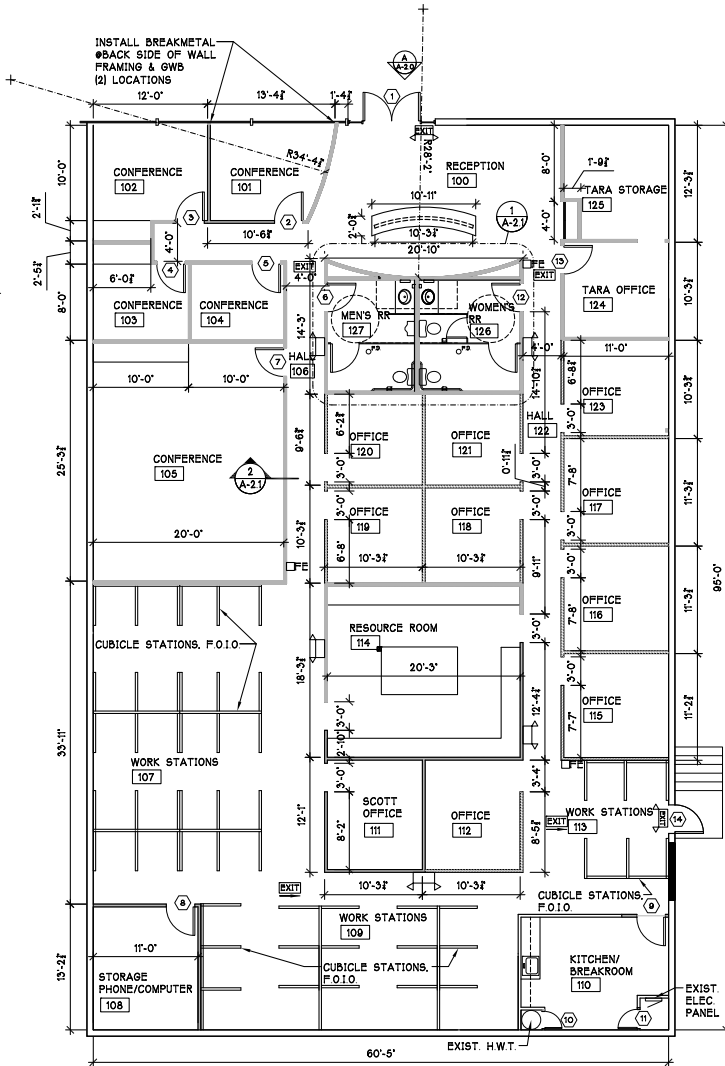
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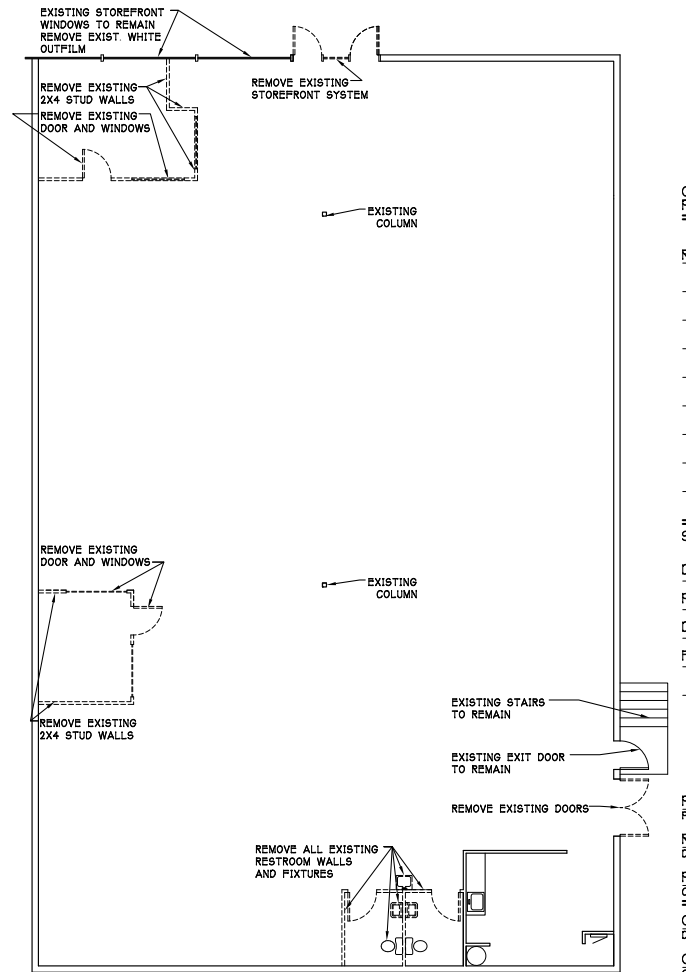
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5,748 SF AVAILABLE



PROPOSED FLOOR PLAN

1/8" = 1'-0"



EXISTING/DEMO PLAN

1/8" = 1'-0"



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