Normandy Park
TOWN CENTER SHOPS

Rare Endcap Opportunity at Grocery-anchored neighborhood shopping center in Normandy Park, an affluent waterfront community minutes from major employer, SeaTac Int'l Airport & Hwy 509.

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JSH | PROPERTIES, INC.

Normandy Park Towne Center is the dominant retail and service hub serving Normandy Park and the surrounding high-income coastal communities of South King County. Designed as a vibrant, pedestrian-friendly center with strong curb appeal and visibility, the property offers daily essential services in a market with limited retail competition and significant barriers to new development.

69,000
Population
(3 mile radius)

67%
Population w/
Bachelors and/or
Graduate Degree

$183,058
Average Household
Income
(.05 mile radius)

1,622 SF
RARE ENDCAP
RETAIL SPACE AVAILABLE
$40.00/SF, NNN
NNN: $11.50/psf/yr

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Site Plan

SUITE	TENANT	SF
101	Indian Blue	1,878
102	Steneker Family Medicine	1,445
103	Inclusive Aesthetics	1,445
104	Mia Bella Salon	1,553
105	Burien Eyecare Center	2,437
107	Subway	1,400
201	Papa John's	1,205
202-203	Olympic View Animal Hospital	3,110
204	Tobacco Studio & Vape	1,519
205	BK Nails and Spa	1,216
206	Desert Sun Tanning	2,174
207	T-Mobile	1,662
301	Empire Coffee	1,707
302	Rose Pho	1,368
303	Edward Jones	1,295

SITE LEGEND

- Available
- Occupied
- Not A Part
- Site Boundary

1,622 SF

RARE ENDCAP RETAIL SPACE AVAILABLE

$40.00/SF, NNN

NNN: $11.50/psf/yr

Do not disturb Tenant.

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Floor Plan

Rare Endcap Opportunity

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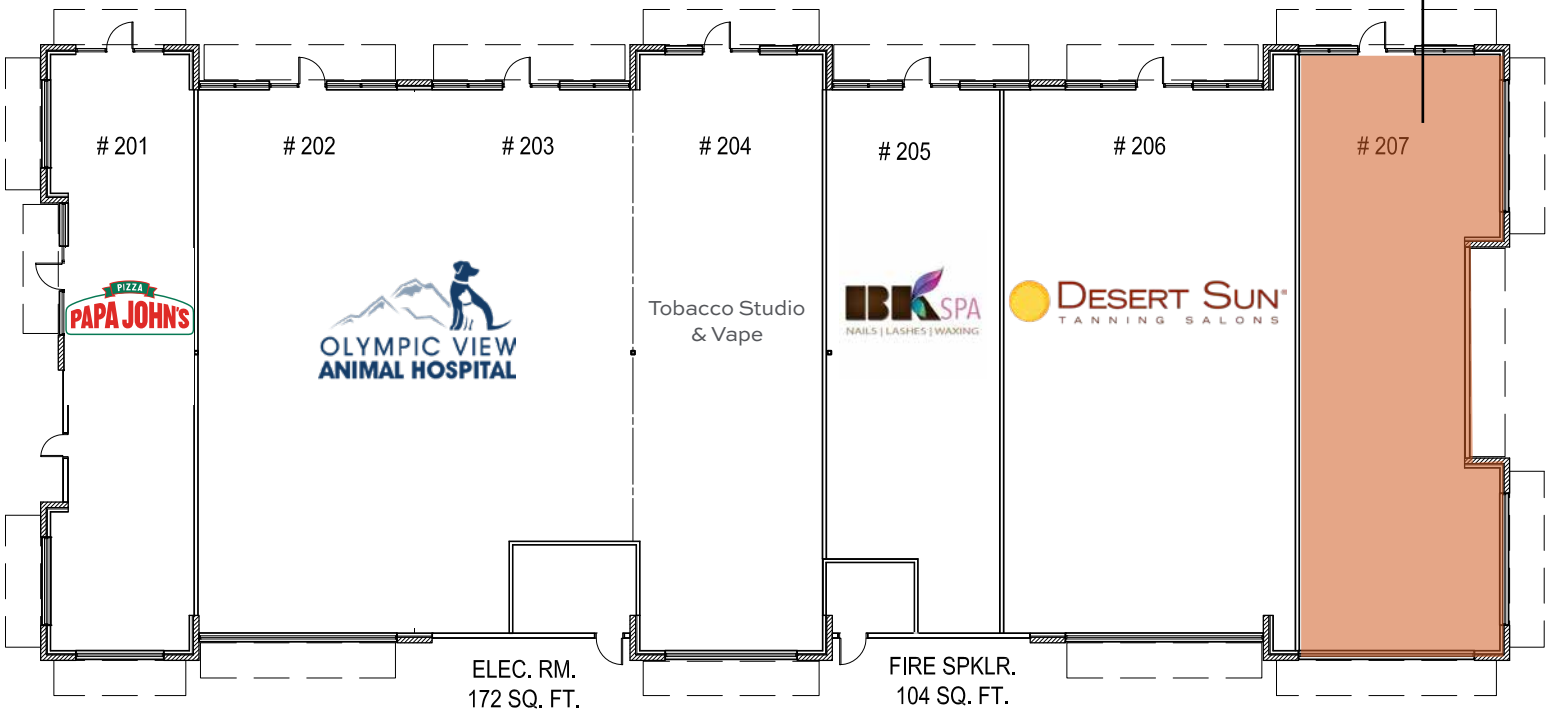

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Property Highlights

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- Rare endcap space ideal for retail, service, wireless, or personal services
- Established neighborhood retail center
- Excellent visibility with prominent frontage along 1st Ave S
- Plentiful customer parking
- Established residential neighborhoods with strong incomes
- Major regional employment at nearby Sea–Tac International Airport
- Easy regional access via State Route 509 and Interstate 5
- Blocks from Marvista and North Hill Elementary and WELS High School
- Minutes from Normandy Park Community Club

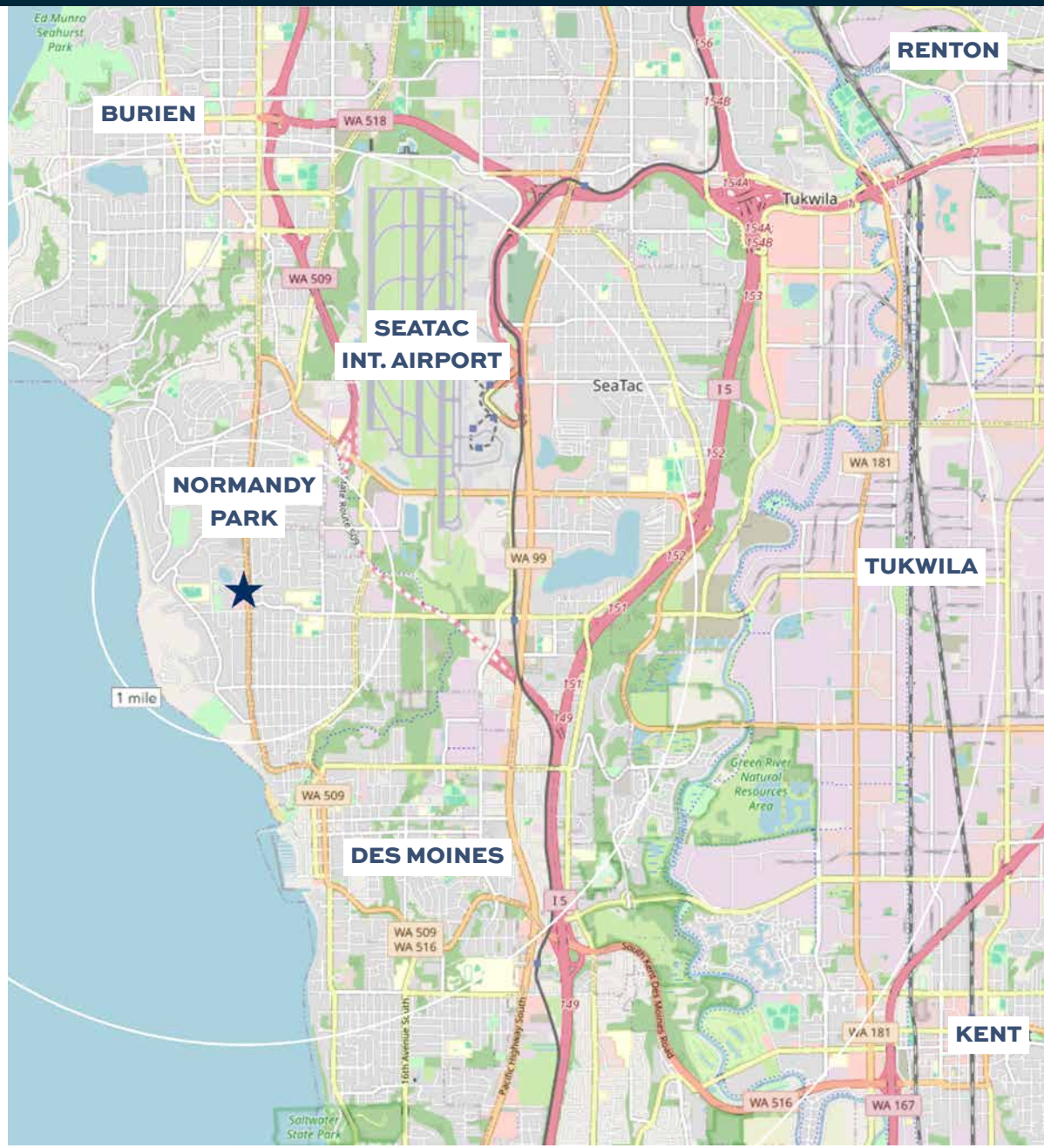
South King County Employment Growth

Normandy Park and the surrounding South King County area continue to benefit from regional infrastructure improvements and employment growth, particularly tied to the nearby Seattle–Tacoma International Airport, one of the region's largest employment hubs. Ongoing improvements to State Route 509 are expanding regional connectivity between South King County, the airport, and the Port of Seattle, supporting long-term commercial growth in the area.

Major Airport Expansion & Facility Improvements

- Sea-Tac Airport is expanding in phases to handle record passenger numbers and improve traveler experience, with:
- Immediate improvements already coming online (2025–2026)
- Major concourse enhancements underway
- A new second terminal and expanded capacity planned for completion by 2032
- A long-range master plan with 30+ projects to modernize and grow infrastructure.

2025 DEMOGRAPHICS	.05 MILE	1 MILE	3 MILE
Population	10,772	69,729	167,623
Daytime Population	7,937	68,429	188,626
Households	3,941	26,980	62,159
Avg. HH Income	$170,646	$127,455	$121,724



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