



Former Umpqua Bank Building

# 9818 State Route 532, Stanwood

OFFERED AT: \$17.87/SF+NNN

CBA ID# 613808



## High traffic counts for a variety of retail uses

Former Umpqua Bank building. 3297 square feet in prime location on busy State Route 532, the main artery through Stanwood and to Camano Island. Great visibility with high traffic counts—approximately 21,000 vehicles per day. Lots of parking on large 25,700sf lot. Zoned General Commercial, this building could easily be repurposed for a variety of commercial/retail uses. Other regional and national retailers are thriving nearby.

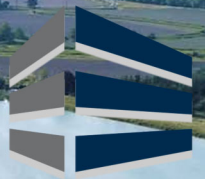
Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



**Robert Sandoz, CCIM**

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## ADDITIONAL AREA DETAILS

	1 Mile	3 Mile	5 Mile
Total Population	2,494	9,039	17,987
Employees	2,435	4,668	5,659
Total Businesses	305	612	743
Average Household Income	\$41,459	\$80,129	\$94,698
Median Household Income	\$36,045	\$55,856	\$76,106
Total Consumer Spending	\$20.94M	\$97.06M	\$218.97M
Median Age	36.9	37.9	42.2
Households	961	3,476	7,040
Percent College Degree or Above	15%	16%	17%
Average Housing Unit Value	\$276,495	\$351,913	\$408,160



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# Additional PHOTOS



  
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