



4425 164th St SW

LYNNWOOD, WASHINGTON



OWNER-USER AUTO LOT OR DEVELOPMENT

\$1,515,423 | 30,927 SF LOT | \$49 / SF

Ayers Commercial Group is pleased to present the opportunity to purchase a **30,927 square foot lot** located at the NW corner of Highway 99 and 164th St in Lynnwood. Situated at a **hard corner**, the property features **over 200 feet of frontage along Highway 99**, with combined **traffic count** of approximately **40,000 cars per day**.

Ideal opportunity for:

- 1) **Owner-user auto sales**
- 2) **Development**, including **gas station, car wash, retail, and mini storage**

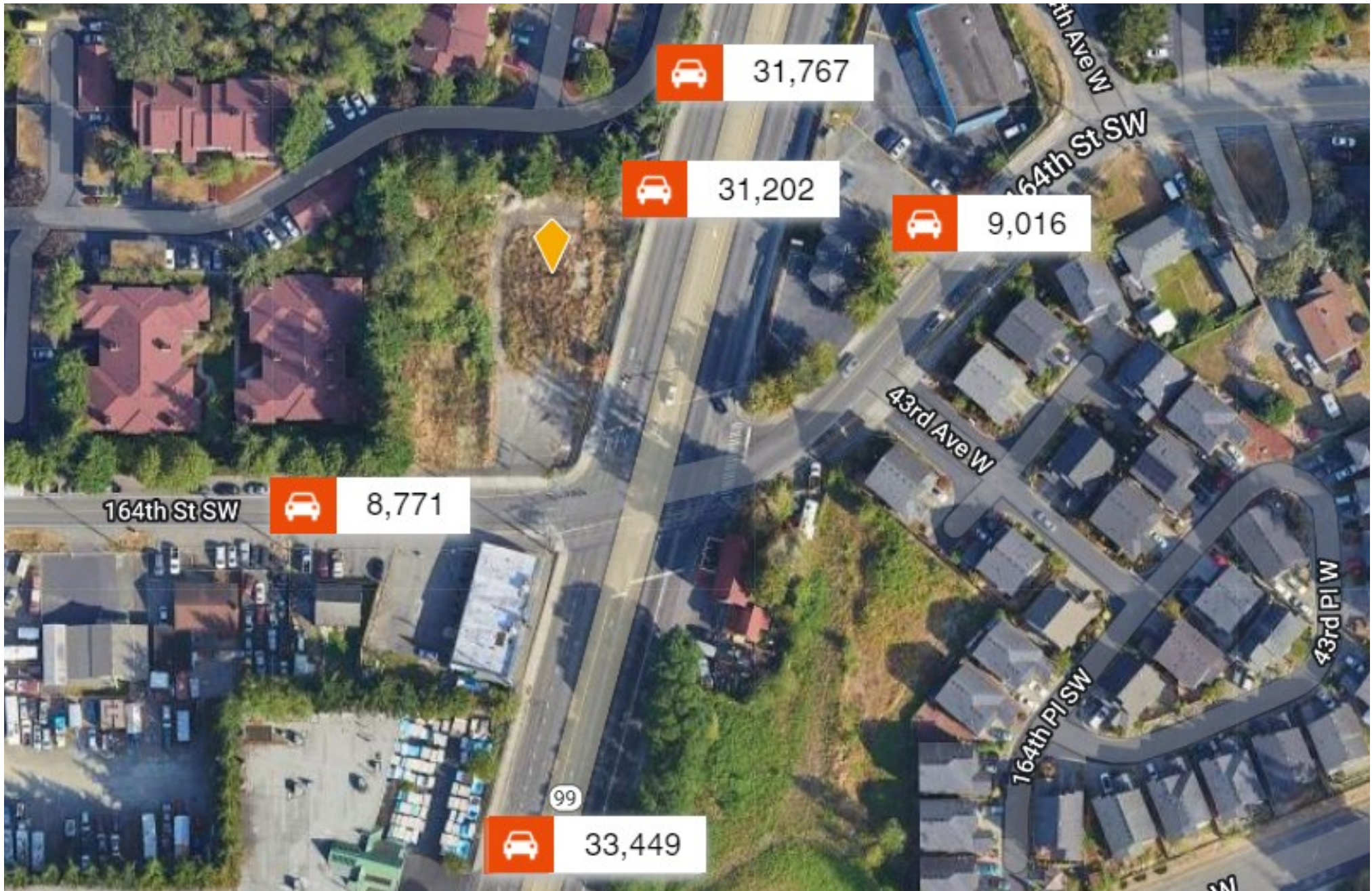
Link to full permitted uses [here](#)

PROPERTY SUMMARY

ADDRESS	4425 164th St SW, Lynnwood, WA 98087
PARCEL NUMBERS	00372900100601 00372900100603 00372900100604
LOT AREA	30,927 SF 0.71 AC
TRAFFIC COUNT	31,202 on Hwy 99 8,771 on 164th St SW <i>Nearly 40,000 total</i>
ZONING	CB (Community Business)
JURISDICTION	Snohomish County (unincorporated)



TRAFFIC COUNT





SITE



SITE



SITE



SITE

DEMOGRAPHICS

Population			
	1 mile	3 mile	5 mile
2010 Population	20,169	107,891	260,202
2023 Population	23,377	138,817	314,880
2028 Population Projection	23,836	143,518	322,972
Annual Growth 2010-2023	1.2%	2.2%	1.6%
Annual Growth 2023-2028	0.4%	0.7%	0.5%
Median Age	38.2	38.8	39.1

Income			
	1 mile	3 mile	5 mile
Avg Household Income	\$95,632	\$107,786	\$114,531
Median Household Income	\$80,271	\$87,192	\$91,527
< \$25,000	1,394	6,646	12,864
\$25,000 - 50,000	1,628	7,819	16,715
\$50,000 - 75,000	1,409	8,402	19,919
\$75,000 - 100,000	1,546	7,482	18,071
\$100,000 - 125,000	1,202	6,567	14,859
\$125,000 - 150,000	916	4,793	10,687
\$150,000 - 200,000	660	5,565	14,273
\$200,000+	759	5,758	15,501

LYNNWOOD AUTO SALES LOT

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