

# FOR SALE

17,000 SF YARD

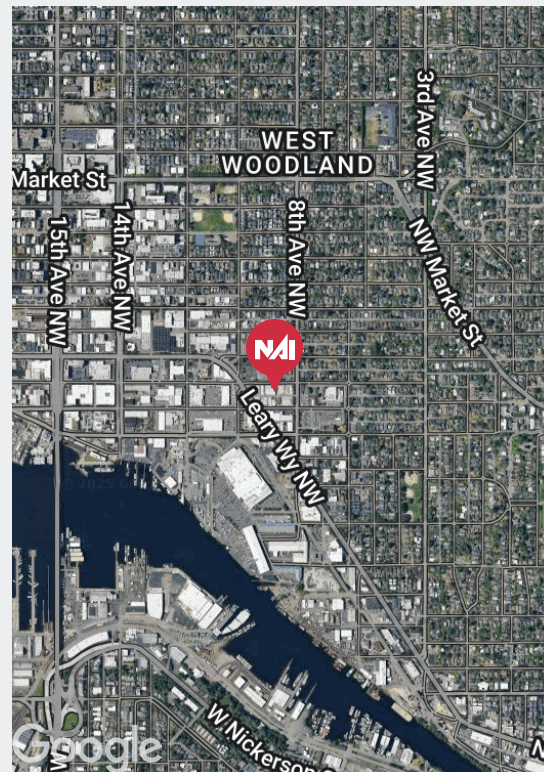


## 811 NW 47th Street

Seattle, WA 98107

### PROPERTY HIGHLIGHTS

- + Zoning: UI U/45
- + Approx 17,000 SF paved yard space
- + Can be developed to multi-floor structures and/or single story building
- + Fenced and secure paved yard space
- + Rare yard opportunity located off Leary Way in the heart of Ballard
- + Sale Price: \$2,450,000



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# Demographics



## 811 NW 47TH ST, SEATTLE, WA

	1 MILE	3 MILES	5 MILES
Population	33,880	265,937	526,147
2030 Population	35,173	277,524	556,369
Households	17,365	125,767	261,728
Median Age	34.5	33.9	34.7
Median HH Income	\$151,322	\$141,266	\$134,950
Average HH Income	\$204,191	\$198,379	\$192,344

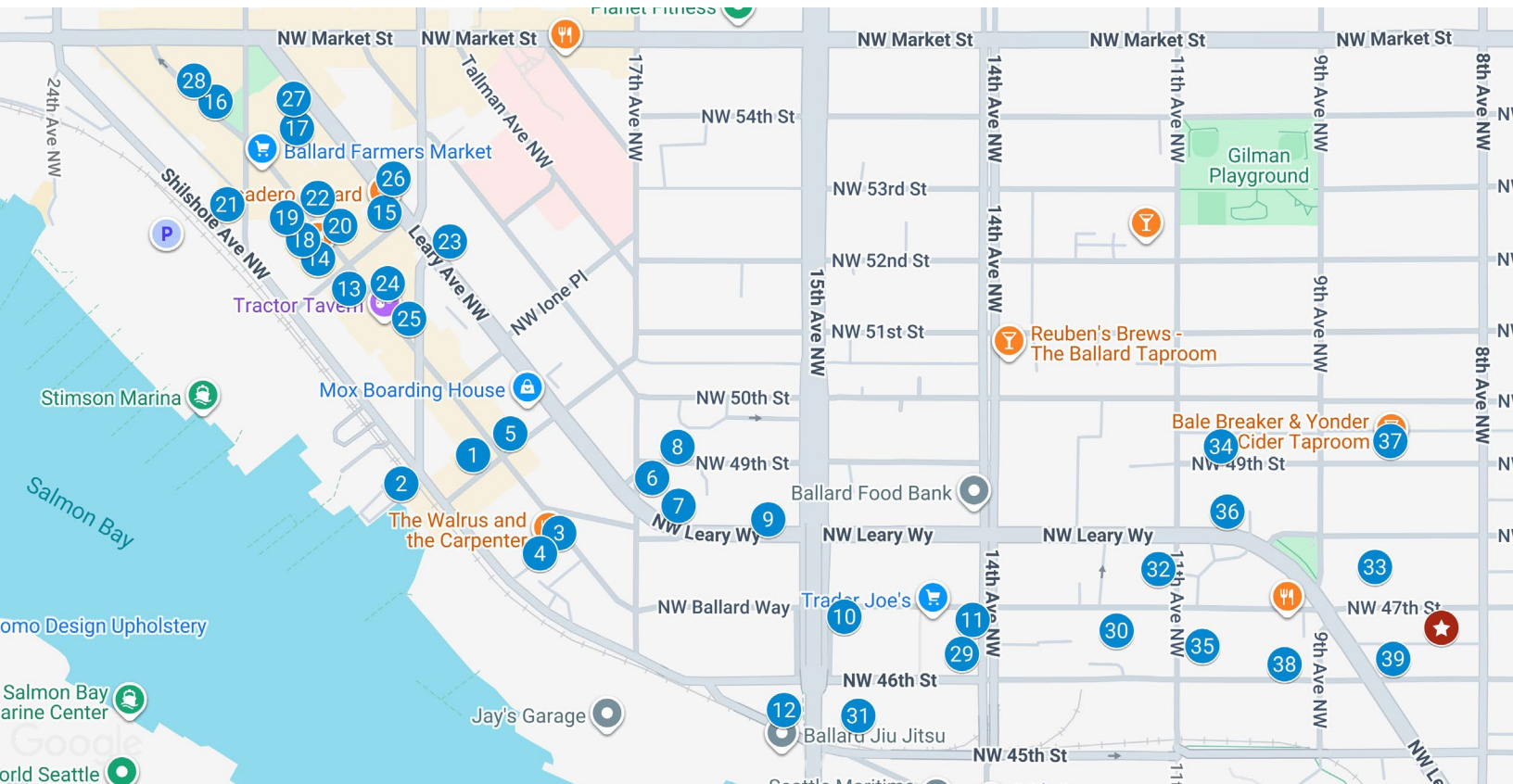
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# Retailer Map



- |                                   |                                 |   |
|-----------------------------------|---------------------------------|---|
| 1. Little Beast Ballard           | 15. Asadero Ballard             | 29. Trader Joe's                        |
| 2. Salmon Bay Cafe                | 16. The Matador                 | 30. Rooftop Brewing Company             |
| 3. Barnacle                       | 17. Rachel's Bagels & Burritos  | 31. PCC Community Markets - Ballard     |
| 4. The Walrus and the Carpenter   | 18. Gracia                      | 32. Big 5 Sporting Goods                |
| 5. Bad Albert's Tap & Grill       | 19. Patxi's Pizza               | 33. Fremont Brewing Production Facility |
| 6. The Pine Tavern Ballard        | 20. Shiku Sushi                 | 34. Fair Isle Brewing                   |
| 7. Dog Yard                       | 21. Sawyer                      | 35. H Mart Ballard                      |
| 8. Old Stove Brewing Co - Gardens | 22. Moshi Moshi Sushi & Izakaya | 36. Maria Luisa Empanadas               |
| 9. Mean Sandwich                  | 23. El Moose                    | 37. Bale Breaker & Yonder Cider Taproom |
| 10. Mike's Chili Parlor           | 24. Stoneburner                 | 38. Habit Burger & Grill                |
| 11. Top Pot Doughnuts             | 25. Macleod's Scottish Pub      | 39. Giddy Up Burgers                    |
| 12. Pono Ranch Restaurant & Bar   | 26. Alison's Coastal Coffee     | 40. Fred Meyer                          |
| 13. Percy's & Co. Seattle         | 27. Full Tilt Ice Cream         |   |
| 14. Sabine Café & Market          | 28. Salt & Straw                |   |

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