

FOR SALE: \$1,600,000

6249 AIRPORT WAY S, SEATTLE, WA 98108

12,000 SQUARE FOOT GEORGETOWN REDEVELOPMENT SITE



SCOTT CLEMENTS
P// 206.445.7664
sclements@orioncp.com

DAVID BUTLER
P// 206.445.7665
dbutler@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com
P// 206.734.4100
Established in 2010

ORION
COMMERCIAL PARTNERS

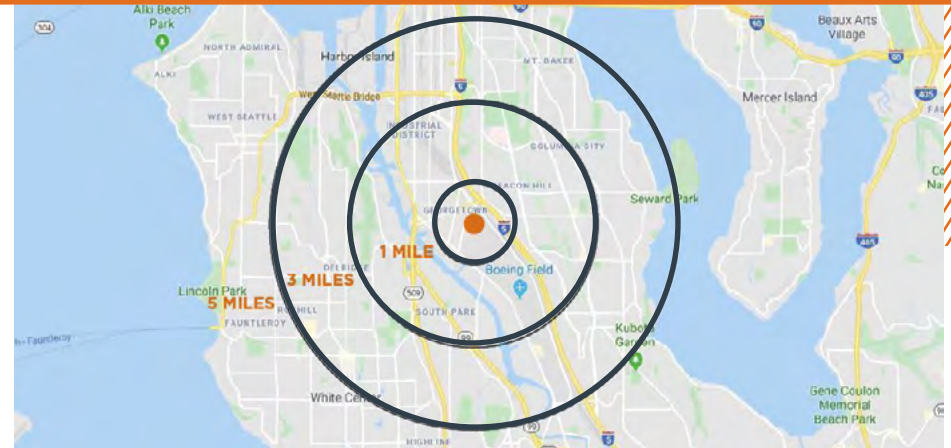
FOR SALE: \$1,600,000

6249 AIRPORT WAY S, SEATTLE, WA 98108

12,000 SQUARE FOOT GEORGETOWN REDEVELOPMENT SITE

PROPERTY HIGHLIGHTS

- 12,000 SF Redevelopment Site
- Zoning C2-55 (M)
- Priced at \$133.33 per square foot land
- Well-located with close proximity to Industrial/Business/ Amenities District Georgetown



ZONING: COMMERCIAL/NEIGHBORHOOD COMMERCIAL 55	
Maximum FAR	3.75
Height Limit	55 feet
Density Limit	No limit
SETBACKS	
Front	First-floor dwellings must be located at least 4 feet above street level or set back 10 feet from the street property line
Side and Rear	Setbacks required above 13 feet in height if next to a residential zone; setbacks vary by height but are a minimum of 10 feet.
Facade Modulation	Building breaks required for buildings with a width of 250 feet or greater.
Minimum Parking	1 per unit; no minimum urban villages if within a quarter mile of a street with frequent transit service.

POPULATION	1 MILE	3 MILES	5 MILES
2019 Estimate	13,127	140,062	389,880
2024 Projection	14,165	151,100	420,997
Growth 2019-2024	7.91%	7.88%	7.98%
HOUSEHOLDS			
2019 Households	4,570	50,001	165,965
Growth 2019 - 2024	8.42%	7.30%	7.97%
2019 Med Household Income	\$75,589	\$68,492	\$77,401