

1903 FREEWAY DRIVE  
MOUNT VERNON, WA 98273



## COMMERCIAL LOTS FOR SALE & FOR LEASE

- Ideal for Retail and Hotel Uses
- Parcel Sizes: 1.03 acres to 3.71 acres
- Call Agent for Pricing

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**NAI** Puget Sound  
Properties

# PROPERTY OVERVIEW



## Property Description

- Address: 1903 Freeway Drive, Mount Vernon, WA 98273
- Parcel #: P26246










West Parcel	2.40 Acres (104,720 SF = 272' x 385')	For Sale / For Lease
Southeast Parcel	1.03 Acres (44,847 SF = 151' x 297')	For Lease
Middle North Parcel	0.28 Acres (12,181 SF)	For Lease
Northeast Parcel	Not Available	Enterprise

## Property Highlights

- Topography mostly flat.
- Stormwater retention offsite on adjacent city property.
- Quick access to Interstate 5.
- Excellent visibility from Freeway Drive.
- Adjacent to retail, restaurants, and hotels.
- Proposed parcels are subject to short plat subdivision.
- C-2 zoning designation in City of Mount Vernon allows for flexible uses.

# ZONING USE SUMMARY

## A summary of permitted uses in the C-2 zoning district are as follows:

-  Retail stores.
-  Offices, banks, and financial institutions.
-  Hotels, motels and lodging houses.
-  Eating and drinking establishments.
-  Theaters, bowling alleys, skating rinks and other entertainment uses.
-  Outside sales of vehicles, boats, mobile homes or equipment.
-  Drive-in banks.
-  Gasoline service stations and automobile repair garages.
-  Self-Storage use is permitted as an accessory use.

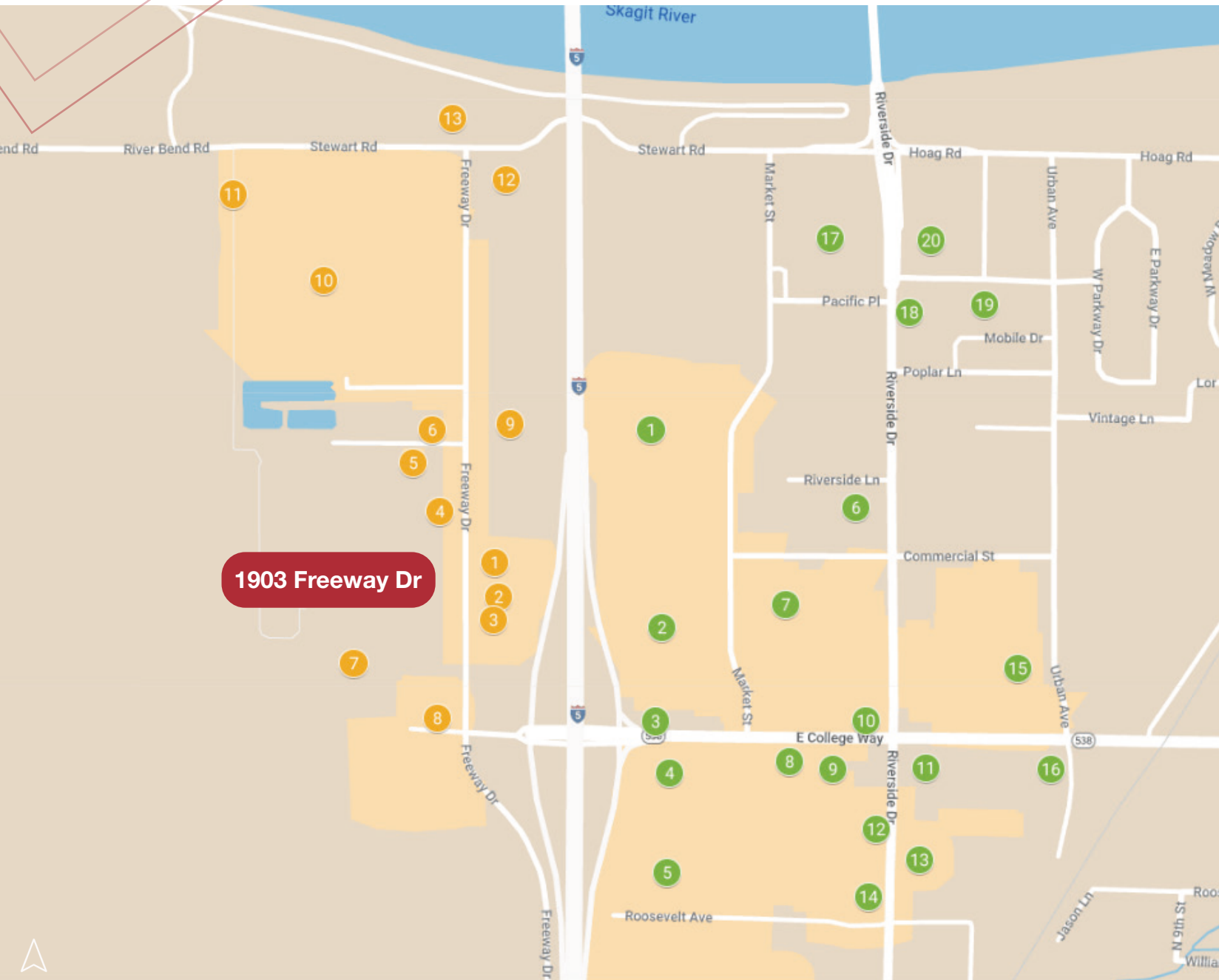
## Uses that are not permitted include the following:

Multifamily and Auto-Wrecking.

Sale, rental, and leasing of passenger cars and trucks are currently not allowed per Right of Exclusive Use agreement.



# RETAILER MAP



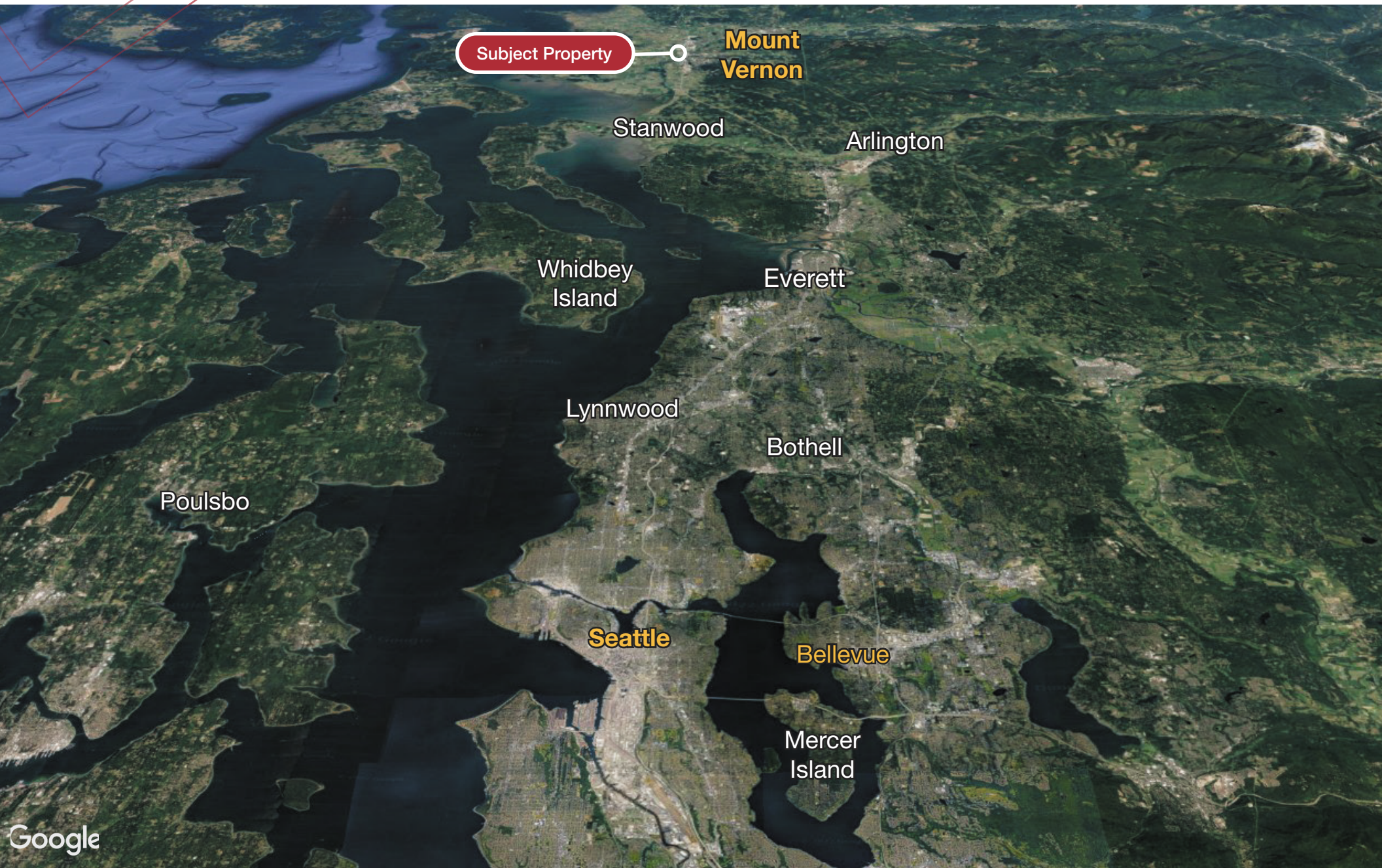
## WEST OF I-5 AMENITIES

1. Quality Inn Mount Vernon
2. Arby's
3. Burger King
4. IHOP
5. 7-Eleven
6. Panda Express
7. Lowe's Home Improvement
8. Dairy Queen Grill & Chill
9. Burgermaster
10. Walmart Supercenter
11. Riverbend Loop Trail
12. Farmstrong Brewing
13. Anytime Fitness

## EAST OF I-5 AMENITIES

1. Coastal Farm & Ranch
2. Petco
3. Jersey Mike's Subs
4. Denny's
5. Hobby Lobby
6. Days Inn
7. Safeway
8. Jack in the Box
9. Firehouse Subs
10. Starbucks
11. Rite Aid
12. Wells Fargo Bank
13. U.S. Bank Branch
14. WaFd Bank
15. Grocery Outlet
16. Taco Time NW
17. Best Western Plus
18. Orange Teriyaki
19. Taqueria La Bamba
20. Harbor Freight Tools

# MAP OVERVIEW



# DEMOGRAPHICS

1

**MILE**  
RADIUS



3,133  
Population



1,285  
Households



598  
Total Businesses



6,434  
Total Employees



8,896  
Total Daytime  
Population



\$62,764  
Average Household Income



\$25,073  
Per Capita Income

3

**MILE**  
RADIUS



45,672  
Population



16,808  
Households



2,482  
Total Businesses



27,202  
Total Employees



53,561  
Total Daytime  
Population



\$85,561  
Average Household Income



\$31,603  
Per Capita Income

5

**MILE**  
RADIUS



58,243  
Population



21,385  
Households



2,869  
Total Businesses



32,006  
Total Employees



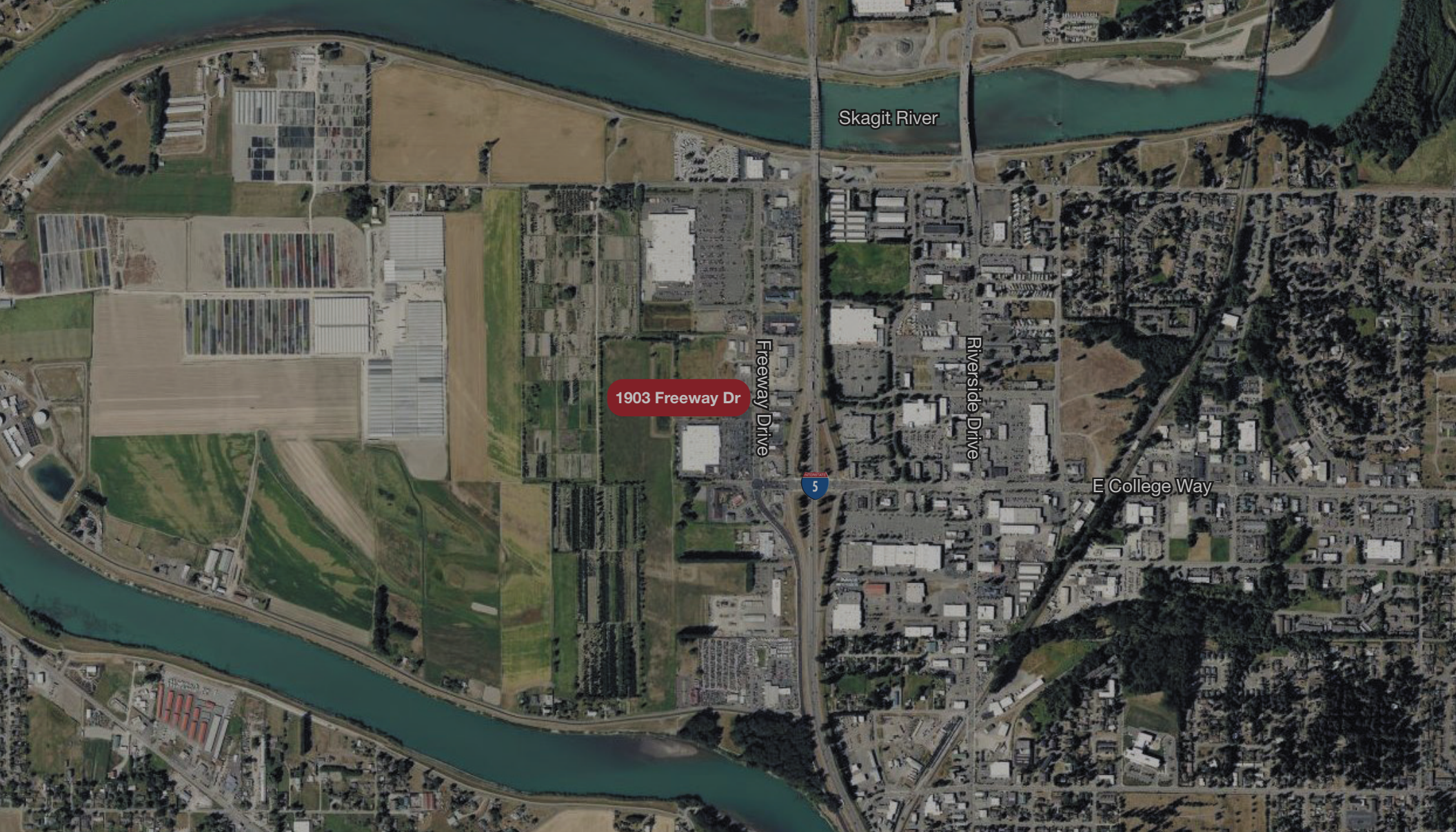
67,300  
Total Daytime  
Population



\$92,013  
Average Household Income



\$33,882  
Per Capita Income



Skagit River

1903 Freeway Dr

Freeway Drive

Riverside Drive

5

E College Way

For more information, contact:

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# 1903 FREEWAY DRIVE

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