

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



PRIME RETAIL SPACE IN THE HEART OF GREENWOOD

Prime, high-exposure retail opportunity in the heart of Greenwood's business district and community hub. One of the few locations with ample onsite, surface parking. Piper Village is THE Retail Core for this diverse, dense and popular neighborhood in North Seattle, anchored by Fred Meyer. Designed as an open air community retail center with walkways, green space, residential units and gathering areas. Several strong national and community retailers, including a new Trader Joe's COMING SOON one block away, draw shoppers to this center from around the area, offering brand recognition and convenience.



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TRAFFIC COUNTS

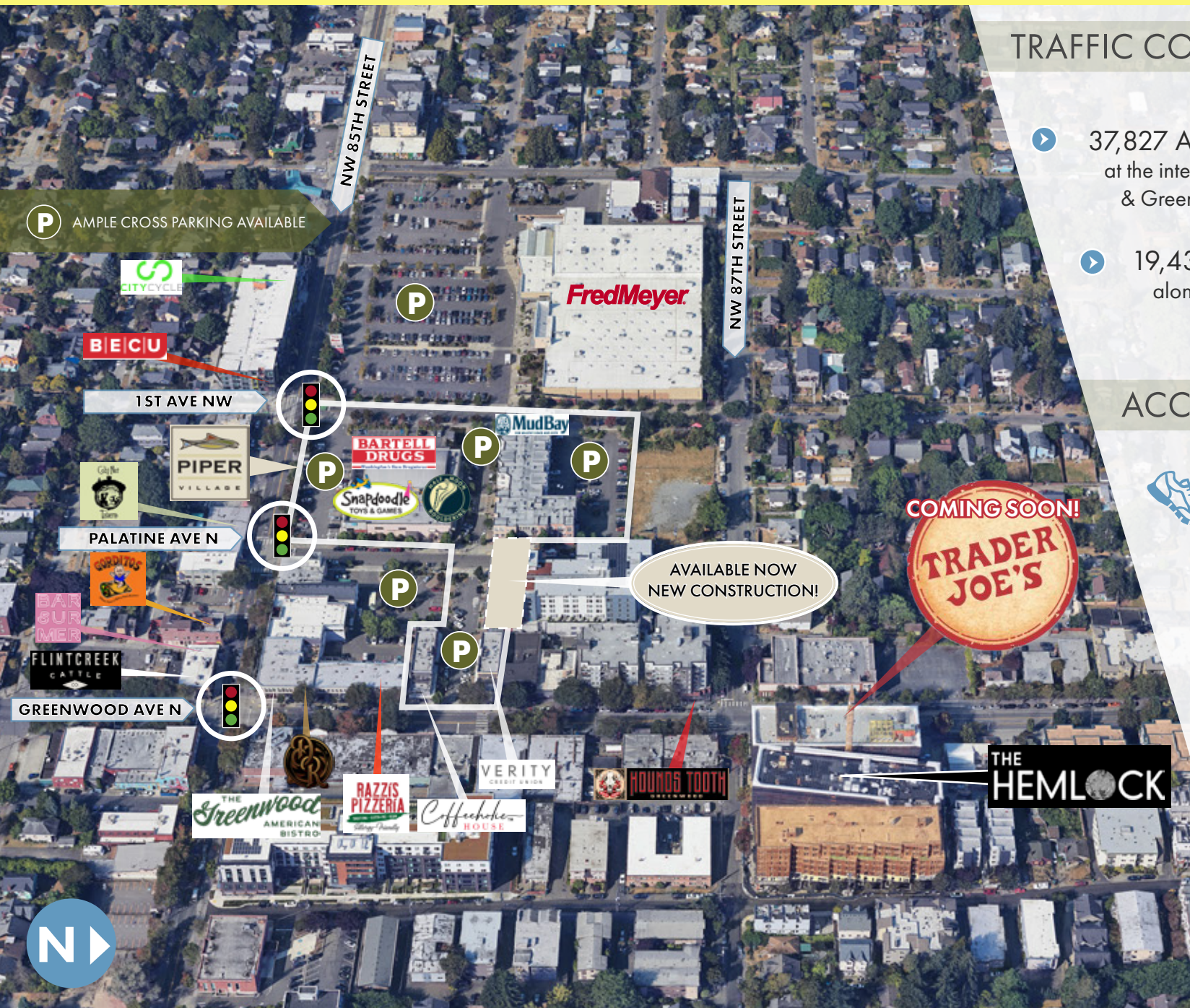
- ▶ 37,827 ADV
at the intersection of NW 85th & Greenwood Ave N
- ▶ 19,433 ADV
along Greenwood Ave N

ACCESSIBILITY

 96 WALKSCORE
walkable paradise

 56 TRANSIT SCORE
good transit

 86 BIKESCORE
very bikeable



P AMPLE CROSS PARKING AVAILABLE



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Adjacent to Piper Village



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DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 34,350

2-Mile: 111,134

TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

AVERAGE HOUSEHOLD INCOME

1-Mile: \$103,087

2-Mile: \$110,239

AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

POPULATION MEDIAN AGE

1-Mile: 35.7

2-Mile: 36.3

Comfy Couples - Upper-class couples.

Urban couples making a mid- to upper-scale household income. Most own their own homes. Some have a college education and work in a variety of occupations, including management-level positions.

Corporate Climbers - Upper-scale urban singles.

Pre-middle-age to middle-age singles with upper-scale incomes. May or may not own their own home. Most have college educations and are employed in mid-management professions.



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COMING SOON!
TRADER JOE'S

THE
HEMLOCK

FredMeyer

NORTH 87TH STREET

1ST AVENUE NW

PALATINE AVENUE NW

GREENWOOD AVE

The Ladies Room
WELLNESS CENTER

P

MudBay
LABORATORY

Lael Banner
DDS
1,532
SF

1,529
SF

1,574
SF

1,205
SF

MAKI
(ROLLS+TERIYAKI)
1,826 SF
*Do Not Disturb Tenant

MORROW LANE

MORROW LANE

TITLE CLUB

SCHOOL OF ROCK

P

P

P

Edward Jones
Member since 1978

Coffeehouse
HOUSE

Greenwood
AMERICAN
DISTRICT

NORTH 85TH STREET



BARTELL DRUGS
Washington's Own Drugstores



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FLOOR PLANS



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