

SALE

HIGH VISIBILITY 1 ACRE COMMERCIAL CORNER

8224 172nd St SE Snohomish, WA 98296



Sale Price	\$650,000
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OFFERING SUMMARY

Lot Size:	1.03 Acres
Zoning:	CRC
Traffic Count:	13,800 VPD

PROPERTY OVERVIEW

Situated on a prime corner lot along State Route 9, this 1.03-acre (approx. 44,867 SF) CRC-zoned parcel offers a strong development opportunity for an owner-user or investor. The zoning allows for a wide range of uses including daycare, auto repair, church, retail, office, restaurant, veterinary clinic, and more. With power and water available at the property, permits and plans already in hand, and an average of 29,000 cars passing daily, the site is well positioned for a quick path to construction. Its placement on Hwy 9 and minutes from SR-522 gives it excellent visibility and access. This empty lot is ready for someone to bring their vision to life.

Josh Strok

(425) 949-6897

josh@strokcre.com



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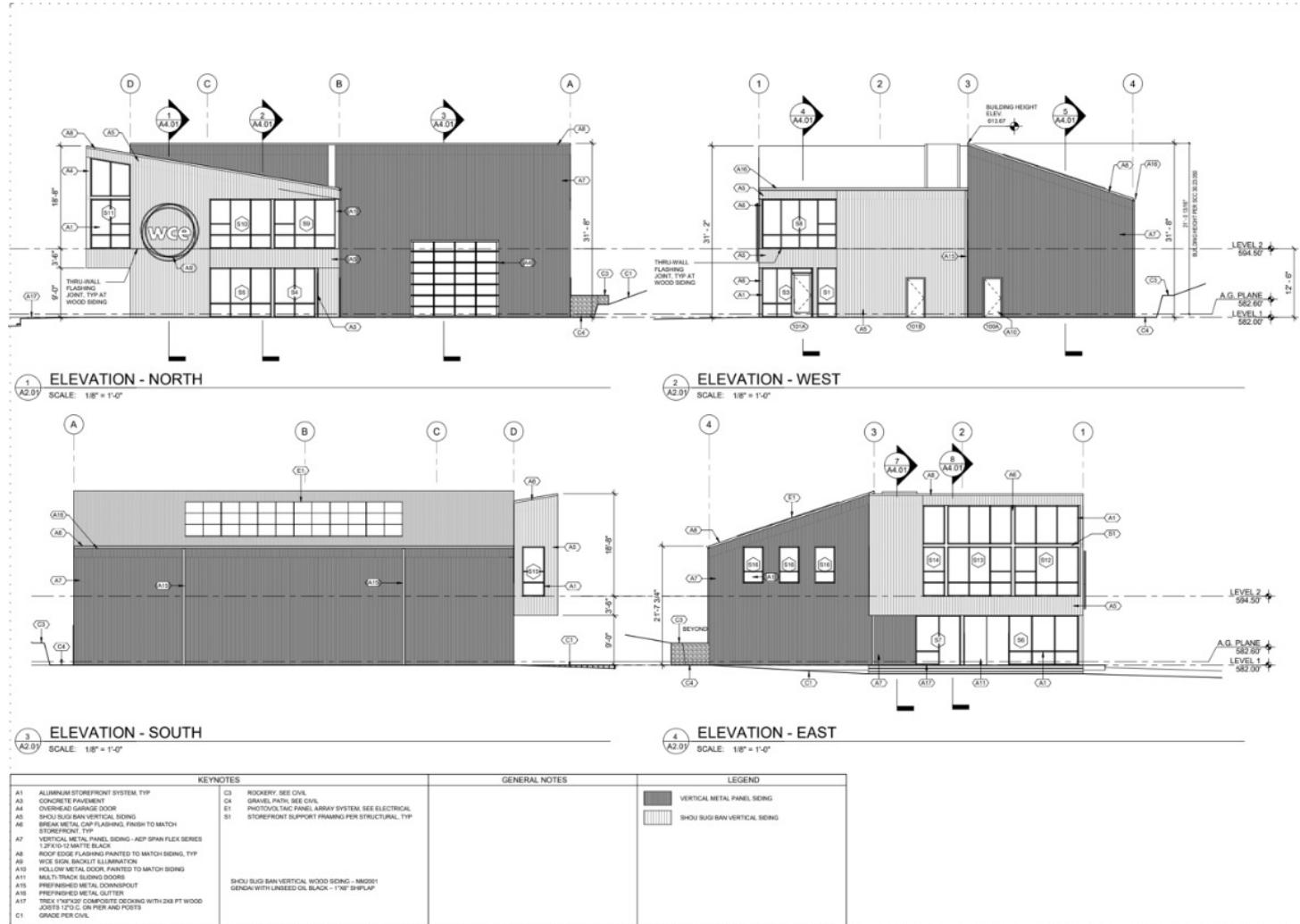


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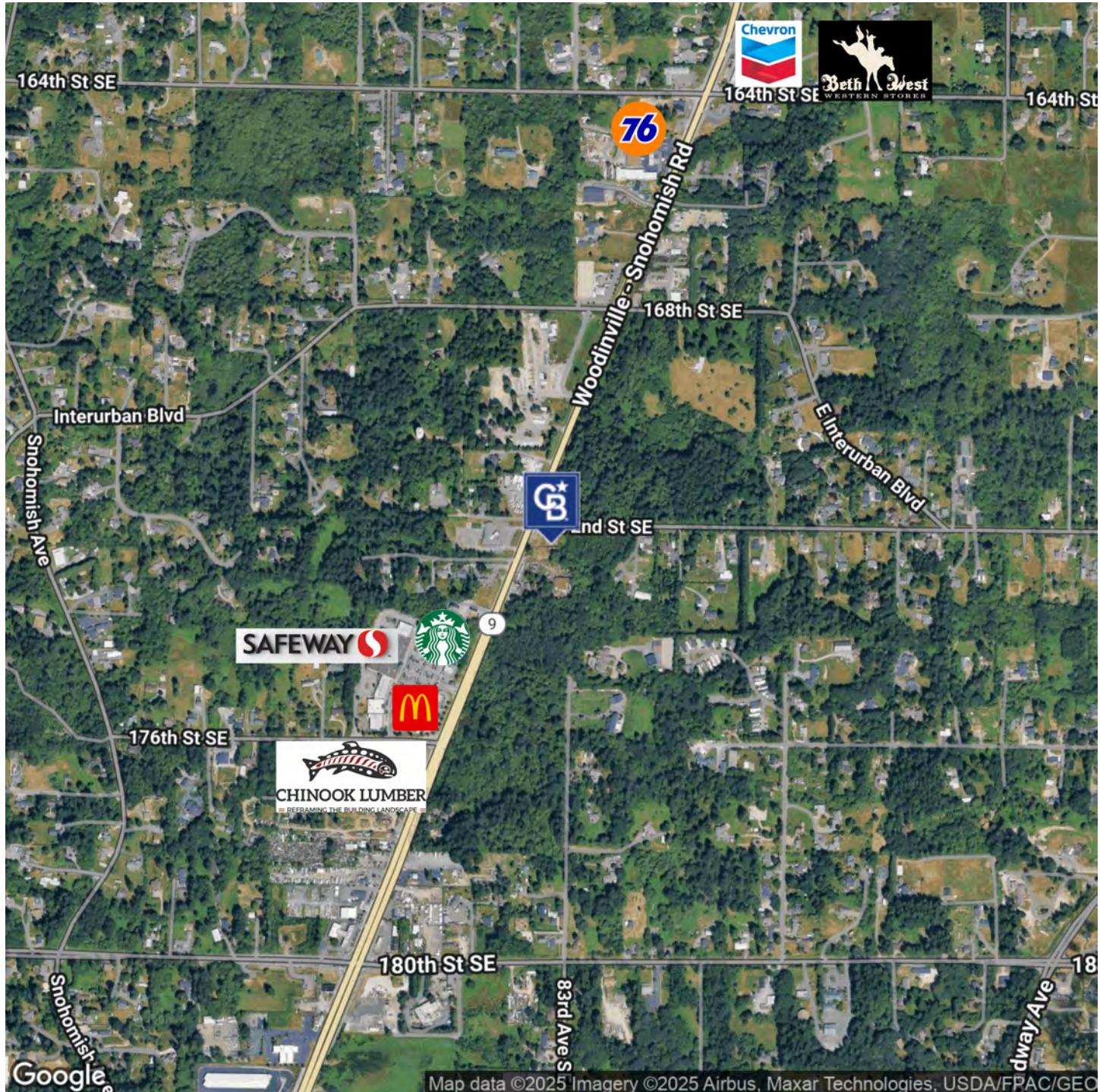
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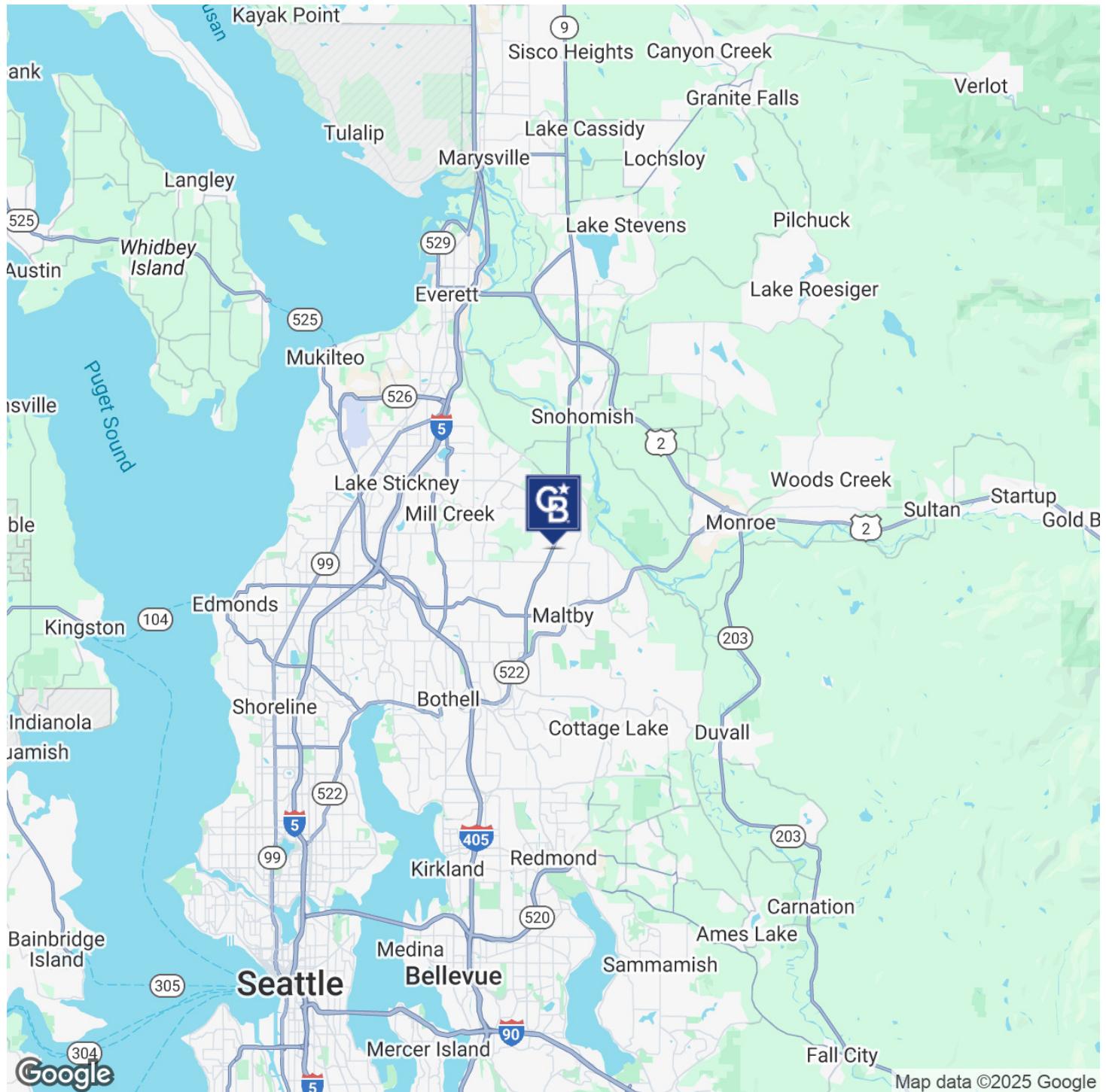


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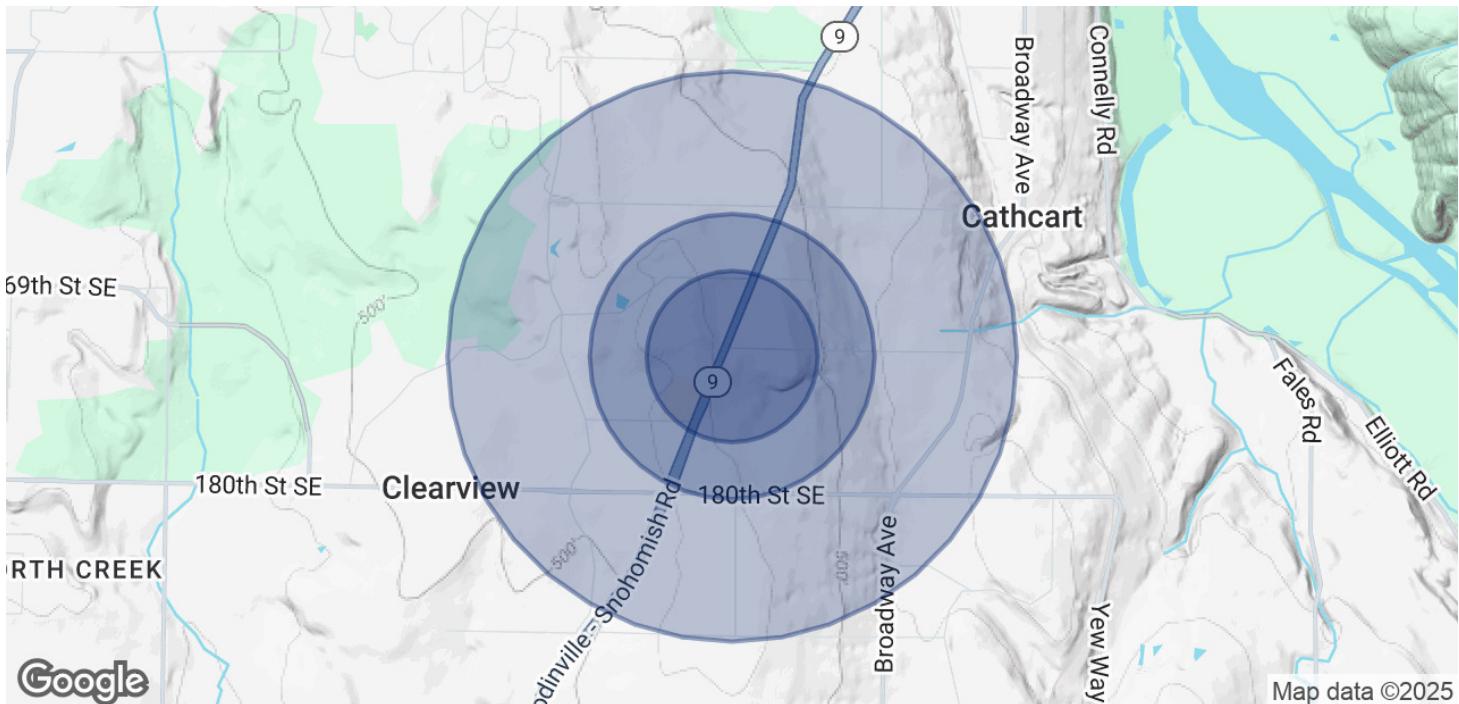


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	254	619	2,571
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	222	909
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$188,151	\$188,808	\$188,798
Average House Value	\$838,123	\$851,420	\$875,252

Demographics data derived from AlphaMap

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