

AUTO SALES



VISCONSI COMPANIES LTD

BEAR CREEK ELEMENTARY

NE 181st St

# Cottage Lake Land | Retail Pads

19145 NE WOODINVILLE DUVALL ROAD, WOODINVILLE, WA



# SITE →

17,566 ADT

11,669 ADT

COTTAGE LAKE

CHURCH

CHURCH

OFFICE

OFFICE

CHURCH

LIBRARY

CHURCH



NE 173rd St

NE 172nd St

191st Ave NE

Avondale Rd NE

194th Ave NE

195th Pl NE

197th Ave NE

NE Woodinville Duvall Rd

NE Woodinville D

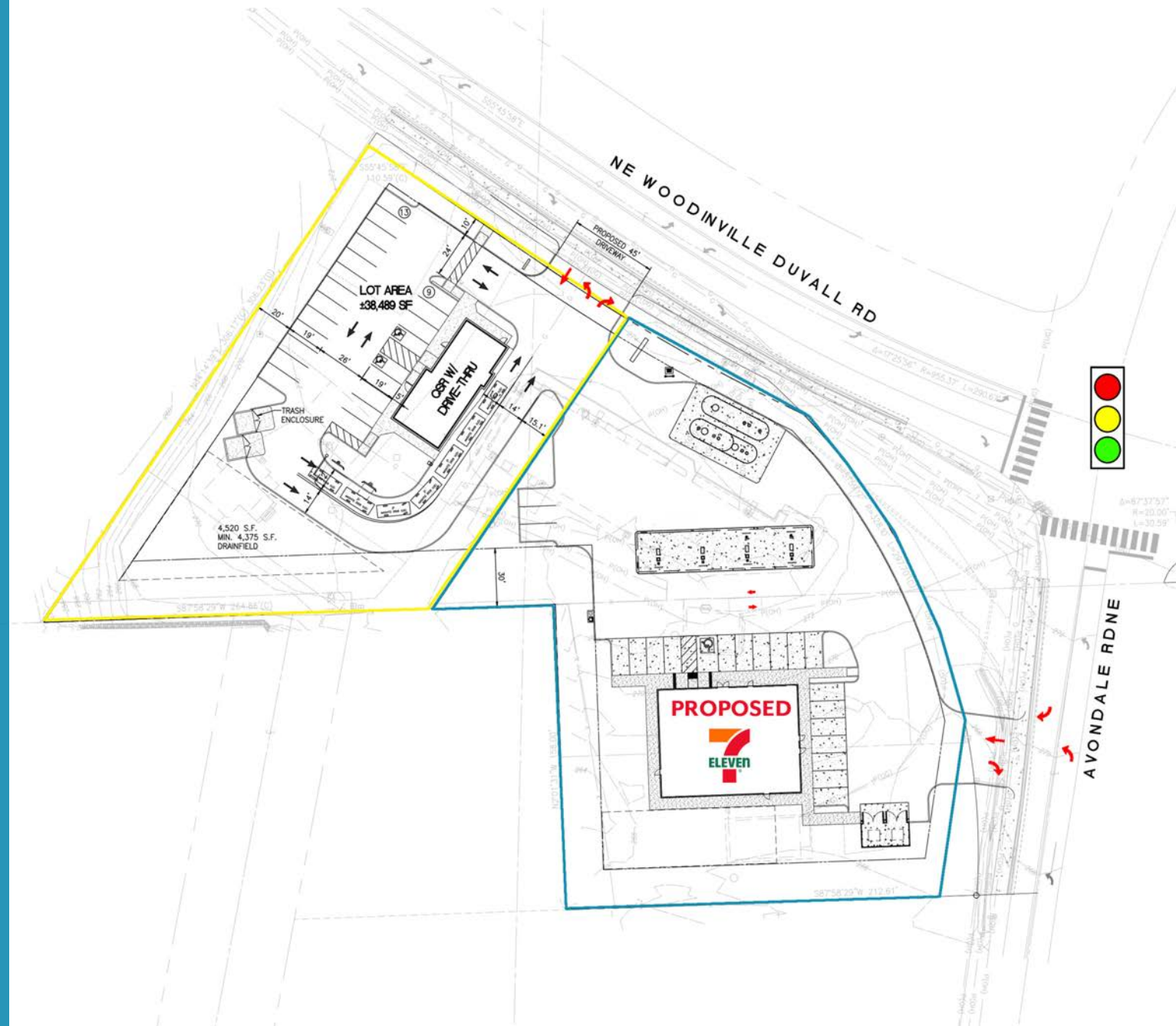


# About the Property

- **PROJECT SIZE: ± 2.11 AC**
- **LOTS AVAILABLE:**
  - **LOT 1: ± 0.88 AC**
- **SITE ACCESSED BY SR 522 & AVONDALE ROAD NE**
- **LOT 2: PROPOSED 7-11**
- **PARCEL: 072606-9019**
- **ZONED: NBP NEIGHBORHOOD BUSINESS**
- **WOODINVILE DUVALL RD: 17,566 ADT**
- **AVONDALE RD NE: 11,669 ADT**

## Cottage Lake Major Retail

- **SAFEWAY**
- **WALGREENS**
- **STARBUCKS**
- **SUBWAY**
- **DOMINO'S**



**CONCEPTUAL PLAN**



# Market Aerial



**SITE** →



5 min drive time

8,138

Population

\$268,112

Average Household Income

2,820

Households

7 min drive time

10,918

Population

\$276,013

Average Household Income

3,784

Households

10 min drive time

22,302

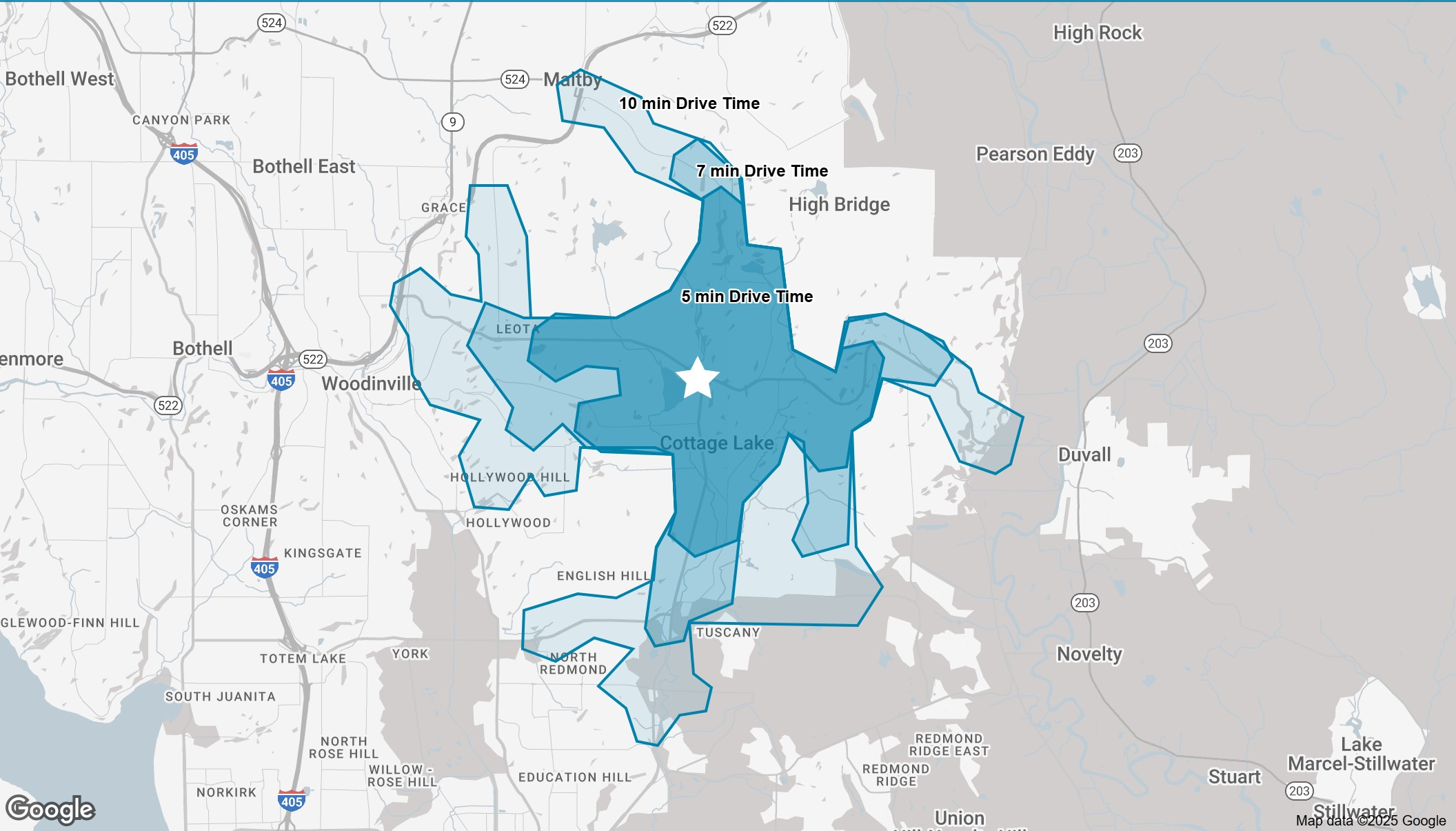
Population

\$258,088

Average Household Income

8,269

Households







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