



E KINCAID STREET 14,544 ADT



LIBRARY COMMONS



7-ELEVEN



AVAILABLE LOT D 16,179 SF



70,624 ADT

Skagit Regional Health



Station Square | Retail Pad

SWC I-5 & E KINCAID ST, MOUNT VERNON, WA 98273

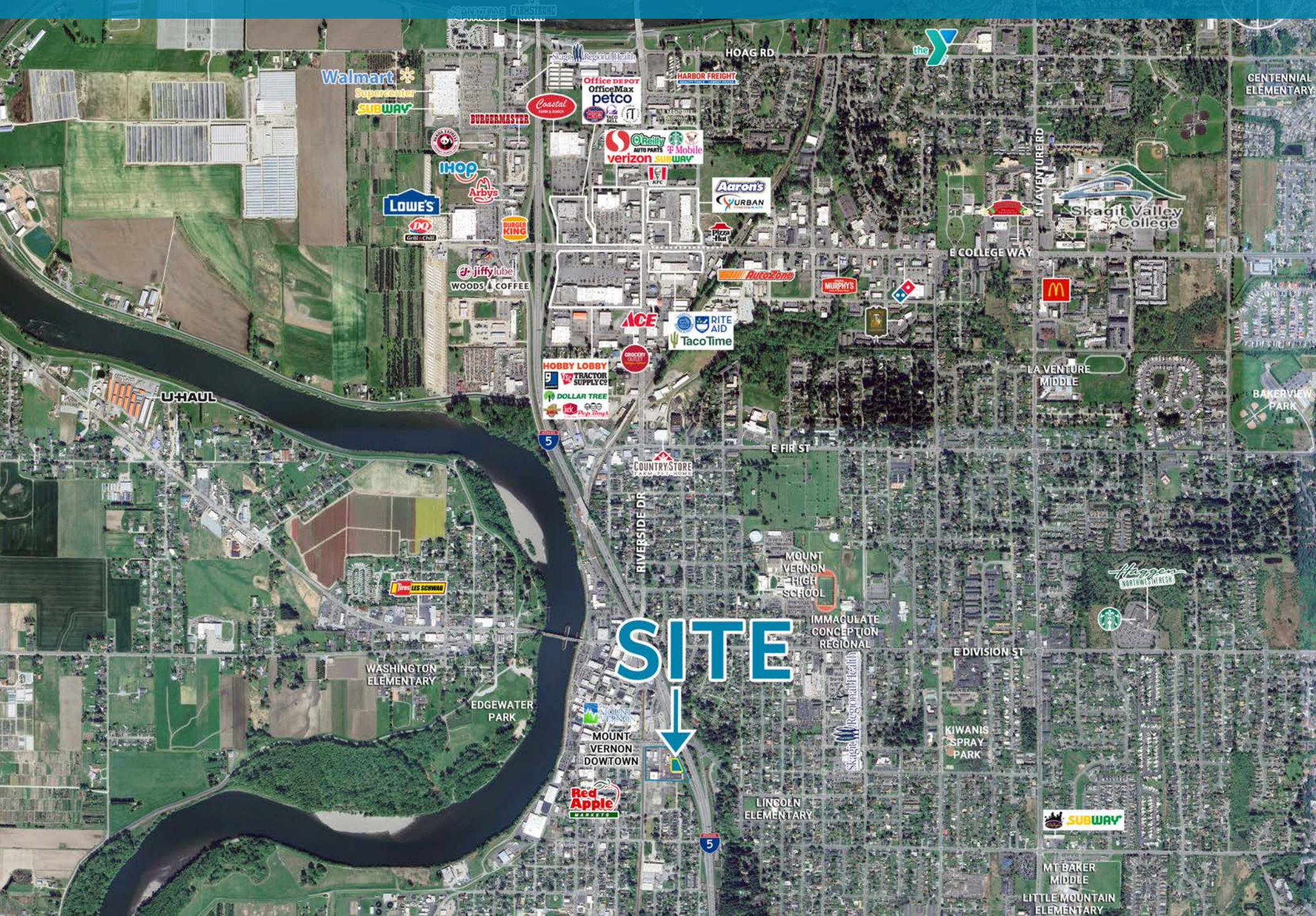


About the Property

- LOT D AVILABLE FOR LEASE OR PURCHASE: 16,179 SF
- RIGHT IN/RIGHT OUT INGRESS/EGRESS
- SITE SUITABLE FOR :
 - 3,600 SF RETAIL BUILDING
 - DRIVE THRU KIOSK
- ZONED: C-2
- E KINCAID ST: 14,585 ADT
- JOIN:
 - WENDY'S
 - 7-ELEVEN
 - SKAGIT REGIONAL HEALTH
- LOCATED AT I-5 ON AND OFF RAMP



Market Aerial



Walmart
Supercenter
SUBWAY

LOWE'S

Office DEPOT
OfficeMax
petco

HARBOR FREIGHT

BURGERMASTER

ihop

Arbys

DO
Dunkin' Donuts

BURGER KING

Jiffy lube
WOODS & COFFEE

O'Reilly
AUTO PARTS
Mobile
verizon
SUBWAY

Aaron's
URBAN

Pizza Hut

AutoZone

MURPHY'S

ACE

RITE AID
TacoTime

HOBBY LOBBY
TRACTOR SUPPLY CO
DOLLAR TREE
Pop Toys

U-HAUL

COUNTRY STORE

E FIR ST

RIVERSIDE DR

MOUNT VERNON
HIGH SCHOOL

IMMACULATE
CONCEPTION
REGIONAL

WASHINGTON
ELEMENTARY

EDGEWATER
PARK

MOUNT
VERNON
DOWNTOWN

Red Apple
MARKET

LINCOLN
ELEMENTARY

E DIVISION ST

KIWANIS
SPRAY PARK

Heppen
NORTHWEST BEEH

SUBWAY

MT BAKER
MIDDLE

LITTLE MOUNTAIN
ELEMENTARY

GENTENNIA
ELEMENTARY

Skagit Valley
College

LA VENTURE
MIDDLE

BAKERVILLE
PARK

SITE



Site Plan | 575sf Kiosk with Drive-Thru

PROPOSED HIGHWAY
(EXACT LOCATION)



AVAILABLE
LOT D
575 SF KIOSK
WITH DRIVE THRU

PARCEL D
16,179 SF
(0.37 ACRES)

PARCEL P53372
5,142 SF (NEW AREA)
(0.12 ACRES)

PARCEL E
31,984 SF
(0.73 ACRES)

PARCEL C
47,302 SF
(1.09 ACRES)

DEDICATED ROW
14,207 SF (0.33 ACRES)

STREET

100' X 100' FOOTPRINT

Site Plan | 3,600sf Retail Building



PROPOSED 15'
SEWER EASEMENT

AVAILABLE
LOT D
3,600 SF



5 min drive time

15,263

Population

\$103,261

Average Household Income

12,670

Daytime Population

7 min drive time

26,442

Population

\$97,659

Average Household Income

17,956

Daytime Population

10 min drive time

41,855

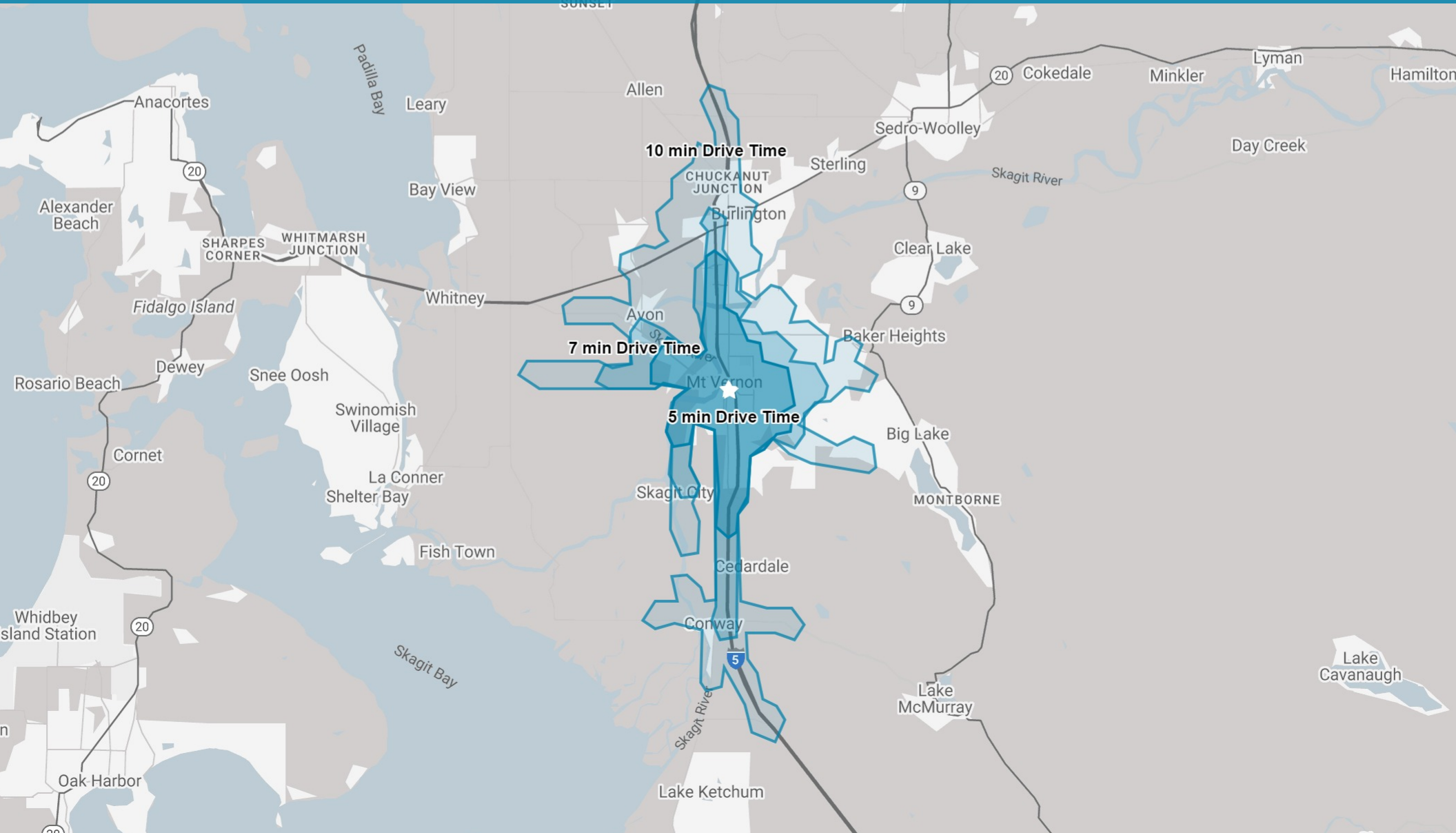
Population

\$105,409

Average Household Income

24,632

Daytime Population





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