



Freeway exit site in prime
downtown Mount Vernon location

E KINCAID STREET / 15,000 VPD



LOT B
16,179 SF
(0.37 ACRES)



77,000 VPD



PROPERTY HIGHLIGHTS

- » Freeway visibility & quick access to I-5
- » Commuter convenience with Skagit Station across the street
- » Road improvement reimbursement to be discussed per pad

MAJOR TENANTS

- » Skagit Regional Health
- » 7 Eleven
- » Wendy's

DEMOGRAPHICS

	1.5 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
Population	22,930	40,321	57,945
Households	8,399	14,665	21,273
Average Income	\$68,606	\$82,017	\$84,843



High density county seat trade area





Mount Vernon High School
ENROLLMENT: 2,000



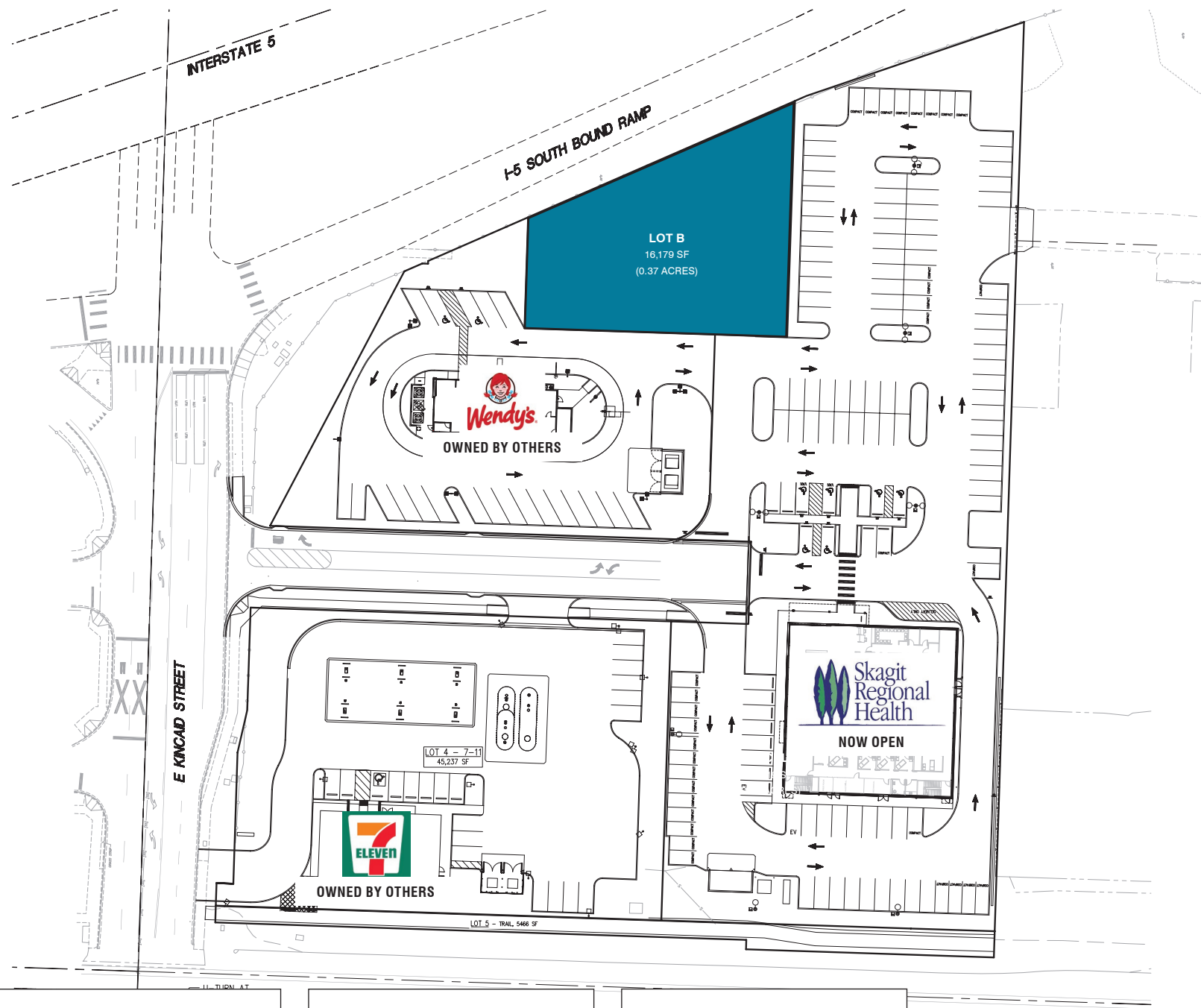
Skagit Valley College
ENROLLMENT: 5,700



station square

SITE PLAN



TENANT INFORMATION

PARCEL #	STREET #	LEASABLE SQ. FT.	LESSEE
Lot 4	100 E. Kincaid St	45,237 (1.04 acres)	7-Eleven (owned by others)
Lot A	901 S. 5th St	85,615 sf (1.97 acres)	Skagit Regional Health (now open)
Lot B	--	16,179 sf (0.37 acres)	Available
Lot C	810 S. 5th St	31,984 (0.73 acres)	Wendy's (owned by others)

LEASE PLAN

1 Building Number

13 Number of Parking Spaces

Latitude: 48.4173 Longitude: -122.3350

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.