

RETAIL FOR LEASE

19145 TJERNE PLACE

19145 Tjerne Place
Monroe WA 98272



FULLY LEASED

THE OPPORTUNITY

The impressive architecture of this building sets the stage for your business. Located in the heart of Monroe's busiest retail zone your business will benefit from the drawing power of; Lowes, Galaxy Theater, Walmart and numerous restaurants. Daytime activity is enhanced by Providence Health Care facility adjacent to this building.

Daylight pours into this space from the huge windows giving your business a glowing reflection to the street.

Contemporary dry stack rock and massive structural timbers will provide years of positive impressions for your customers.

Monroe's average household income of \$111,309 in a 15 minute drive time and substantial residential growth provide significant disposable income for retail of all types.



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WCCR

West Coast Commercial Realty
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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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Delightful Landscaping



Ample Parking



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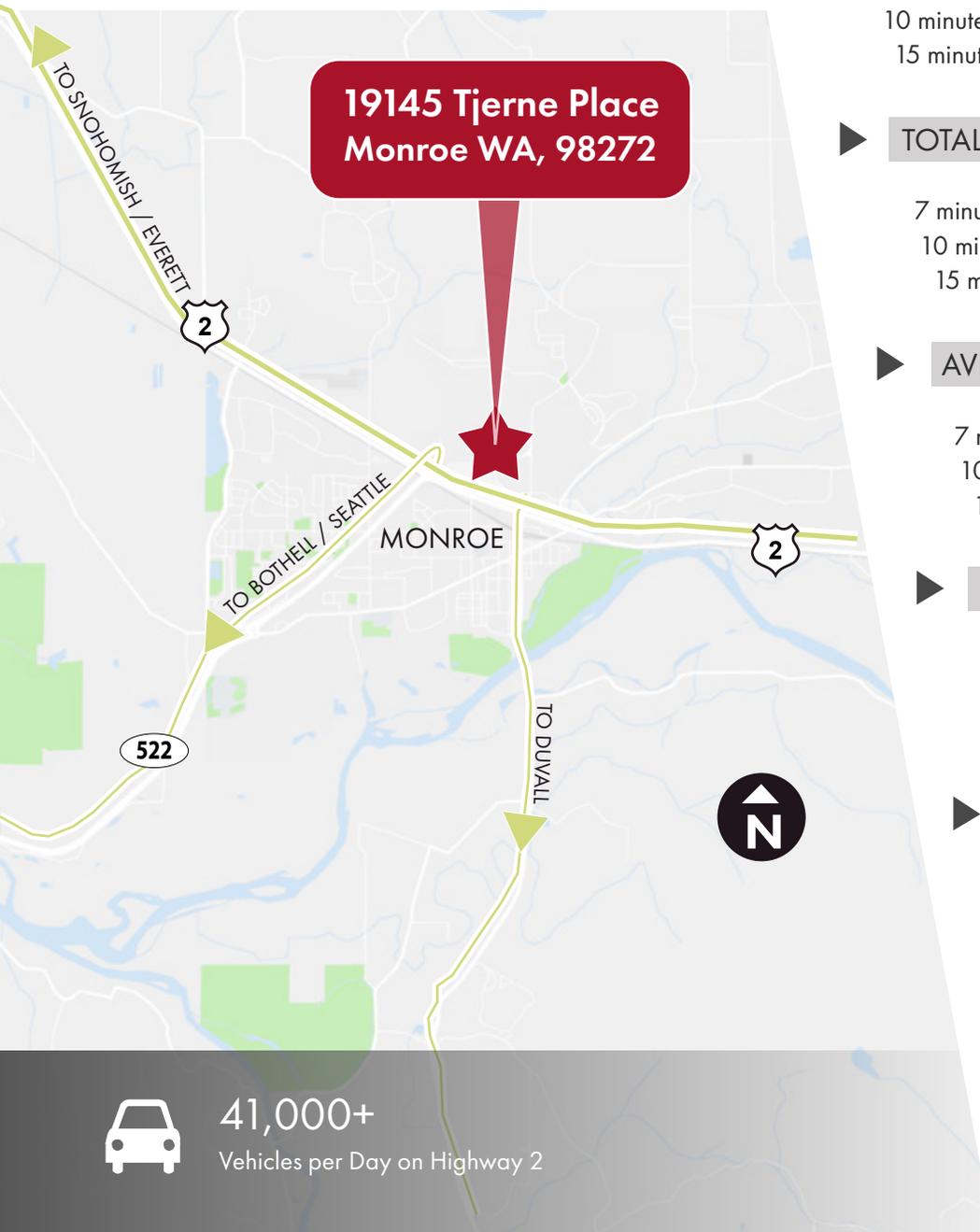
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Monroe's Economic Development Council forecasts 6,000 new residents & 800 new single family homes to be built by end of 2021.



**19145 Tjerne Place
Monroe WA, 98272**



41,000+
Vehicles per Day on Highway 2

DEMOGRAPHICS

TOTAL POPULATION

7 minute drivetime: 17,044
10 minute drivetime: 23,460
15 minute drivetime: 45,798

TOTAL EMPLOYEES

7 minute drivetime: 8,224
10 minute drivetime: 9,611
15 minute drivetime: 17,288

AVERAGE HOUSEHOLD INCOME

7 minute drivetime: \$101,081
10 minute drivetime: \$107,530
15 minute drivetime: \$111,309

POPULATION DENSITY (per Sq. Mi.)

7 minute drivetime: 1,745.77
10 minute drivetime: 963.28
15 minute drivetime: 631.67

TOTAL HOUSEHOLDS

7 minute drivetime: 5,877
10 minute drivetime: 7,323
15 minute drivetime: 15,846

TRAFFIC COUNTS

Estimated 41,000
vehicles per day
at State Route 2



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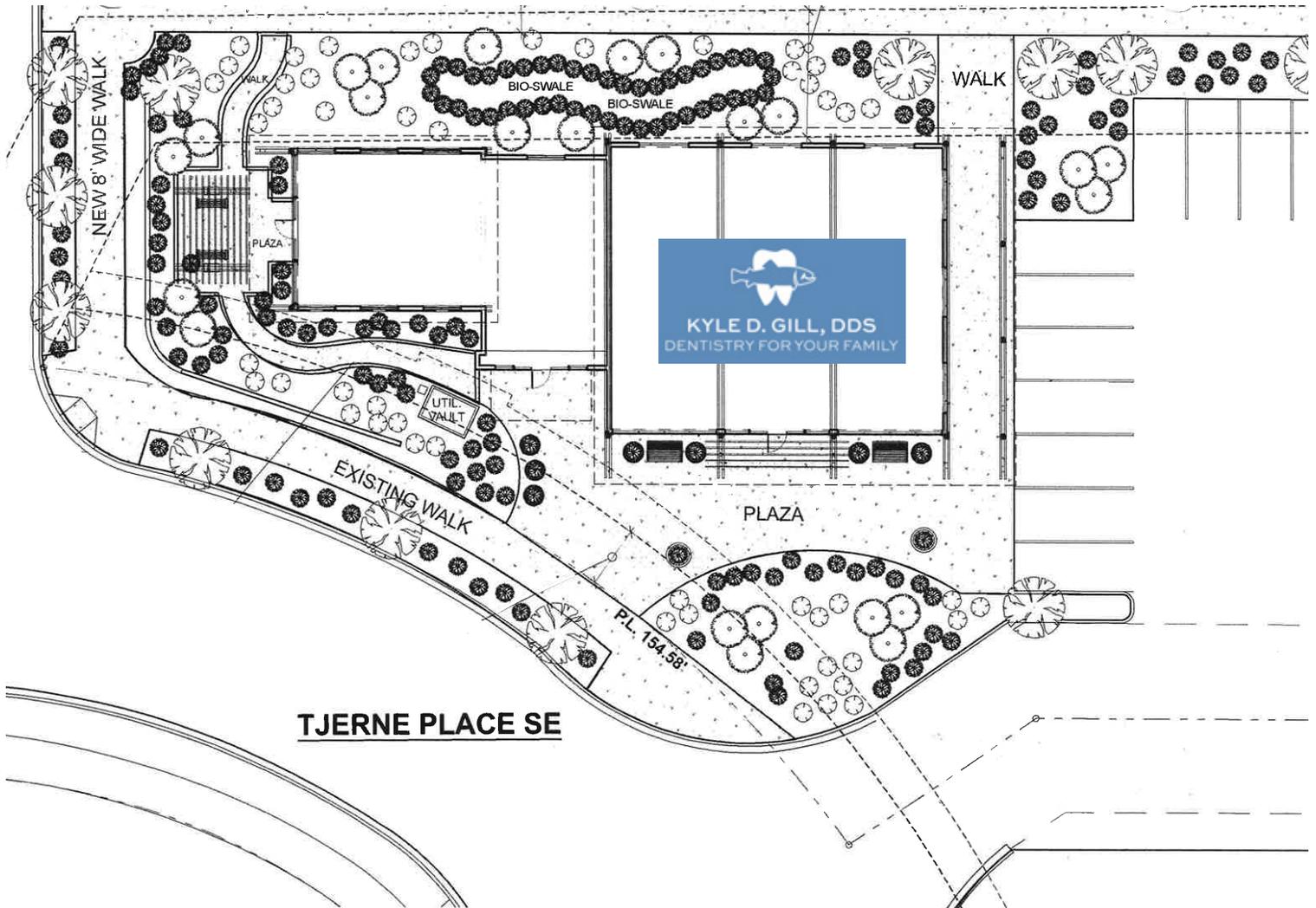
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SITE PLAN



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