

### THE OPPORTUNITY

Prime end-cap space available NOW located directly on Highway 2 – the main arterial for Monroe and the secondary trade areas who frequent this established retail destination area. The area directly behind the site is currently being master-planned by the City of Monroe to be developed with mixed-use multi-family residential, adding to the density of this already highly desired bedroom community for Seattle, Everett and Eastside urban employees. Hwy 2 is also the main feed to the Cascade Loop Scenic Highway with rush hour-like traffic activity on weekends and holidays.

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

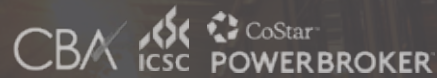




# 19191 Highway 2

## RETAIL FOR LEASE

19191 Highway 2, Monroe WA 98272



Tiffini Connell | Christian Decker (206) 283-5212  
www.wccommercialrealty.com

# WCCR

West Coast Commercial Realty

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





## DEMOGRAPHICS

### TOTAL POPULATION

3-Mile: 27,179

5-Mile: 37,563

10-Mile: 173,718

### TOTAL EMPLOYEES

3-Mile: 9,826

5-Mile: 10,973

10-Mile: 36,897

### AVERAGE HOUSEHOLD INCOME

3-Mile: \$111,001

5-Mile: \$120,767

10-Mile: \$142,844

### HOUSEHOLDS

3-Mile: 8,556

5-Mile: 12,306

10-Mile: 60,014

### TRAFFIC COUNTS

Estimated 41,000

vehicles per day

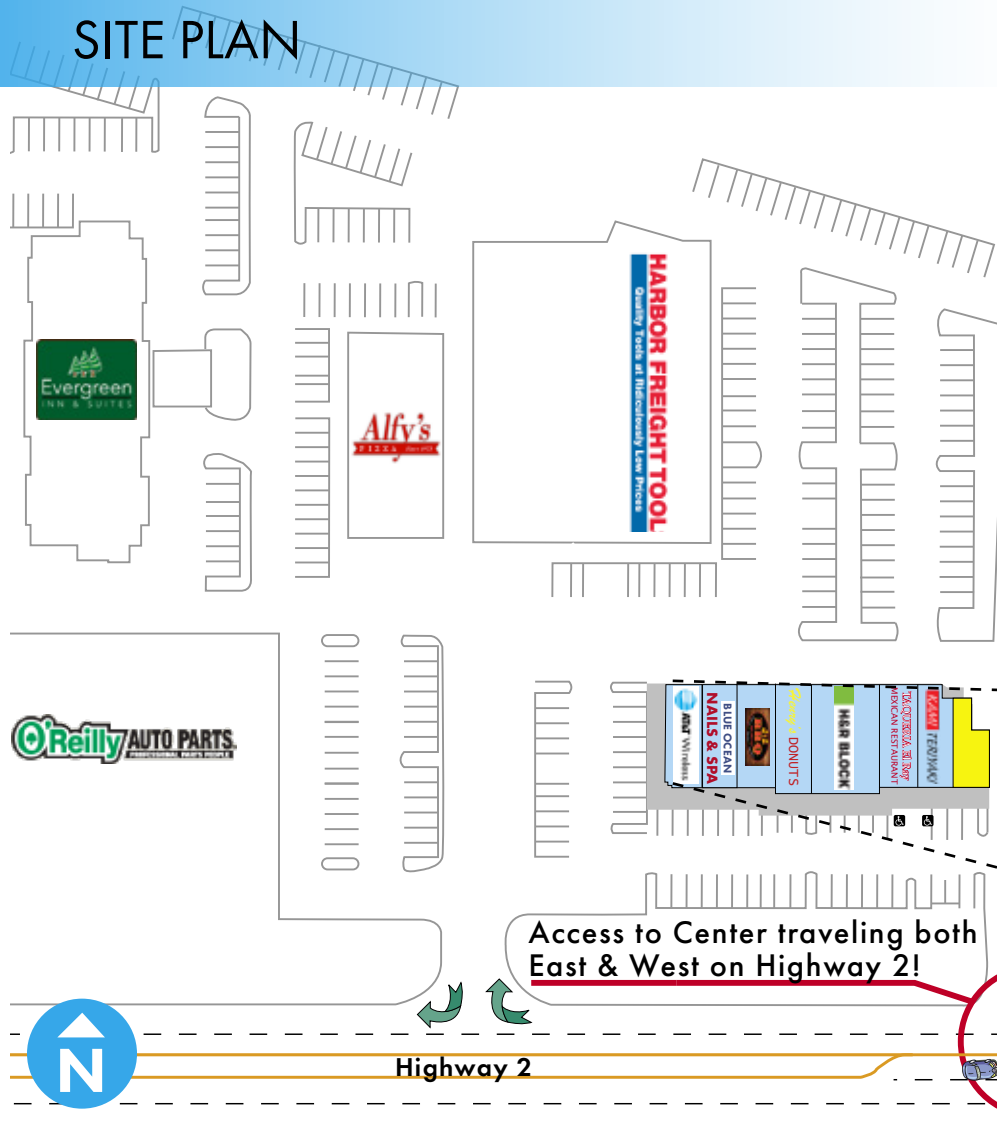
at State Route 2

# 19191 Highway 2

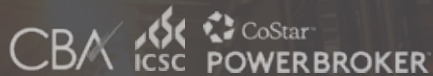
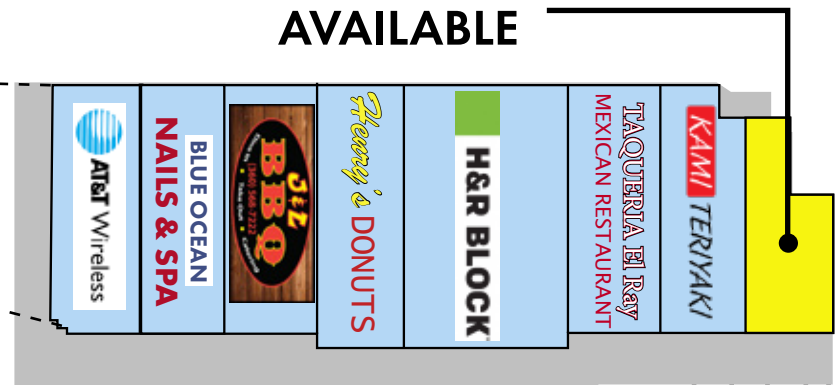
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## SITE PLAN



920 SF  
AVAILABLE



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