

# 19191 Highway 2

## RETAIL FOR LEASE

19191 Highway 2, Monroe WA 98272

### THE OPPORTUNITY

Prime former restaurant 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 2021.**



Christian Decker

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

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

## WCCR

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Retail  
Commercial  
Specialists



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### DEMOGRAPHICS

#### TOTAL POPULATION

3-Mile: 25,721  
5-Mile: 36,863  
10-Mile: 154,890

#### TOTAL Q2 2018 EMPLOYEES

3-Mile: 9,397  
5-Mile: 10,630  
10-Mile: 33,851

#### AVERAGE HOUSEHOLD INCOME

3-Mile: \$101,437  
5-Mile: \$110,290  
10-Mile: \$129,429

#### DAYTIME POPULATION

3-Mile: 25,518  
5-Mile: 30,575  
10-Mile: 108,887

#### TRAFFIC COUNTS

Estimated 41,000  
vehicles per day  
at State Route 2



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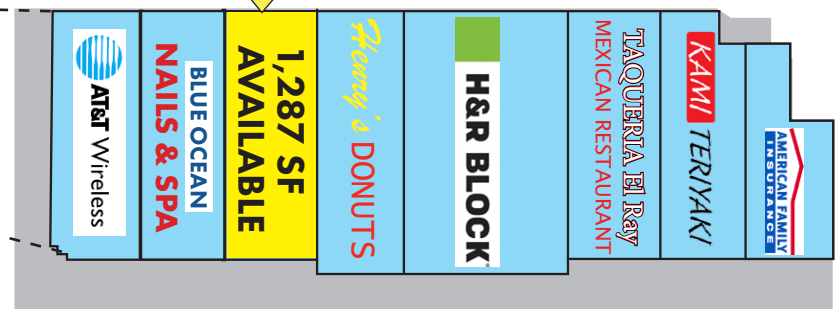
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### SITE PLAN



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