

RETAIL REALTY SERVICES

A FULL SERVICE REAL ESTATE AND CONSTRUCTION MANAGEMENT COMPANY

Land Sale or Ground Lease Opportunity!
SALE PRICE: \$2,000,000
Ground Zero site in Mount Vernon, Washington. Signalized intersection with over 52,000 cars passing daily! Direct access off of both College Way and Urban Avenue. All utilities to site and partially filled. Zoned to accept any commercial use. City of Mount Vernon will fast track.



ADDRESS:

615 College Way
Mount Vernon, WA

Demographics
5 miles

2007 Population
47,000

HH \$: \$58,650

For additional information, please contact:

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DEVELOPMENT SITE OR SINGLE USER!

Winco Food is under contract for the 17 acres directly to the North making this essentially a pad site for this large project. With corner exposure and close to the I-5 Interstate this site can have a large freeway visible sign. The 2 1/2 acre parcel to the East can be combined for a larger project. The parcel is +/- 78,000 SF.

