

Finished Salon Space

At Birch Bay Square



Asking \$12 / sf / yr +NNN

Features

Turnkey salon space with creative upgrades

1,500 sf

Anchor tenants include The Market &
New NEXUS Application Center

29,000 Cars per Day on I-5

Exit 270 on I-5 just 3 miles South of US /
Canadian Border

Other Tenants include: Anytime Fitness,
Vitamin World, Subway, Jack in the Box, Van
Heusen, After 5 Fashion

Available for immediate occupancy



*Take Advantage of Heavy Canadian
Traffic Visiting the U.S.*

Contact

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DEMOGRAPHIC REPORT

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population (includes Canada)	540	4500	75,000
Median Income	\$65,000	\$68,000	\$70,000
Hwy Traffic Count:	29,000	Important Feature	Canadian Border Traffic

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Site Plan



Hair Salon Space

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