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24325 56<sup>TH</sup> AVE. WEST, MOUNTLAKE TERRACE, WA

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#### PRIME REDEVELOPMENT SITE FOR SALE

#### 24325 56<sup>TH</sup> AVE. WEST, MOUNTLAKE TERRACE, WA

#### LISTING PRICE: \$1,500,000 14,375 SQUARE FOOT LOT

- Ideal for future redevelopment
- Tenant has lease thru September 2025
- Zoned TC-R (Town Center Reserve)
- Allowable uses include:
  - multifamily
  - commercial
  - retail
  - office
- Allowable building heights of up to 4 stories.



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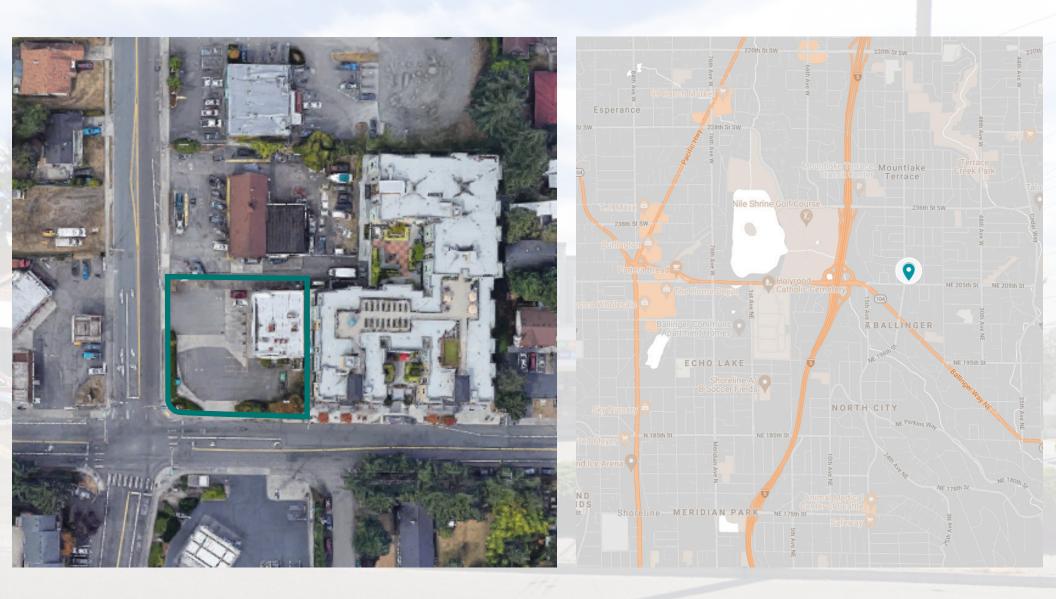
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WWW.saratogacom.com 228 E CHAMPION, STE 102, BELLINGHAM, WA 98225 Information contained herein has been obtained from sources deemed reliable,

BUT NOT GUARANTEED. BUYER TO VERIFY.



# PARCEL OUTLINE + MAP



## **DEMOGRAPHICS - 1 MILE**

INCOME

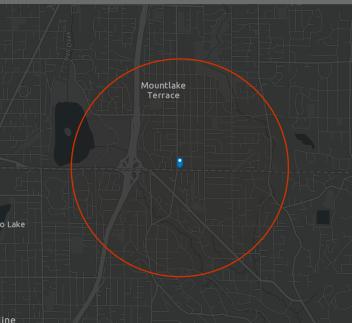
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#### DEMOGRAPHIC PROFILE

24325 56th Ave W, Mountlake Terrace, Washington, 98043

#### Ring of 1 mile

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nfographic contains data provided by Esri. intage of the data is 2021, 2026.	

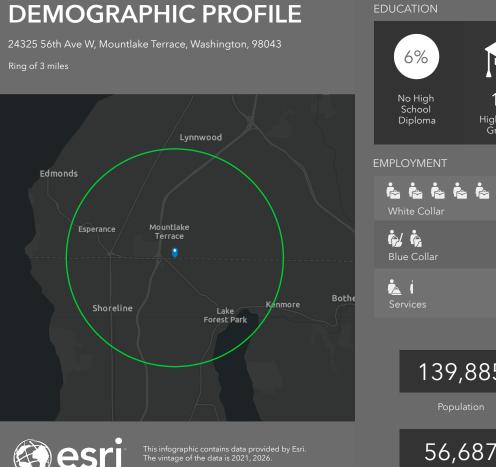
EDUCATION

	5%					\$82,589 Median Household Incom
	No High School Diploma	<b>18%</b> High School Graduate	33% Some College	44% Bachelor's/Grad /Prof Degree		\$42,674 Per Capita Income
EMPI	LOYMENT					¢40400
	hite Collar		73%			<b>\$196,93</b> Median Net Worth
	ue Collar		16%	4.4%		HOUSEHOLD INCOME (\$)
Se	ervices		11%	Unemployment Rate	20000+ 150000-199999	
		KEY FA	Стс		100000-149999	
		KET FA		_	75000-99999	
	15,3	13	41.	.9	50000-74999	
		_		_	35000-49999	
	Populat	tion	Median	Age	25000-34999	
	6,2	59	\$66,3	314	15000-24999 0-14999	

Source: This infographic contains data provided by Esri, Esri. The vintage of the data is 2021, 2026.



# **DEMOGRAPHICS - 3 MILE**



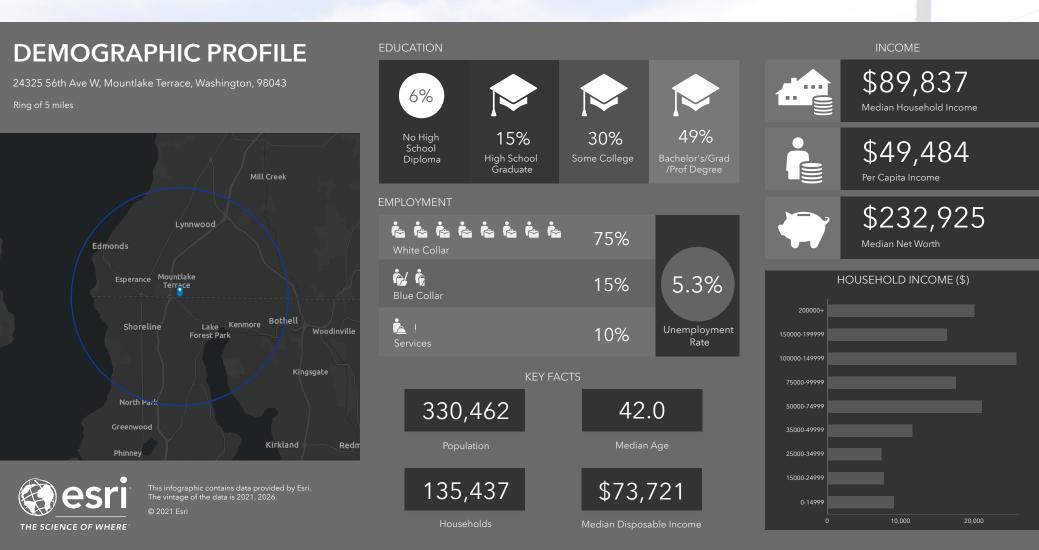
DUCATION					INCOME
6%	$\mathbf{k}$				\$88,351 Median Household Income
No High School Diploma	<b>16%</b> High School Graduate	<b>32%</b> Some College	46% Bachelor's/Grad /Prof Degree		\$46,546 Per Capita Income
MPLOYMENT					¢ つ つ つ つ つ つ
🔄 🚰 🏝 🖡 White Collar		74%			\$223,303 Median Net Worth
Blue Collar		16%	5.4%	200000+	HOUSEHOLD INCOME (\$)
A Services		11%	Unemployment Rate	150000-199999	
	KEY FA	\CTS	75000-99999		
139,885 Population		41.	41.8		
		Median Age		35000-49999 25000-34999	
56,0	687	\$72,2	\$72,209		
Households		Median Dispos	able Income	0	4,000 8,000

Source: This infographic contains data provided by Esri, Esri. The vintage of the data is 2021, 2026.

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# **DEMOGRAPHICS - 5 MILE**



Source: This infographic contains data provided by Esri, Esri. The vintage of the data is 2021, 2026



