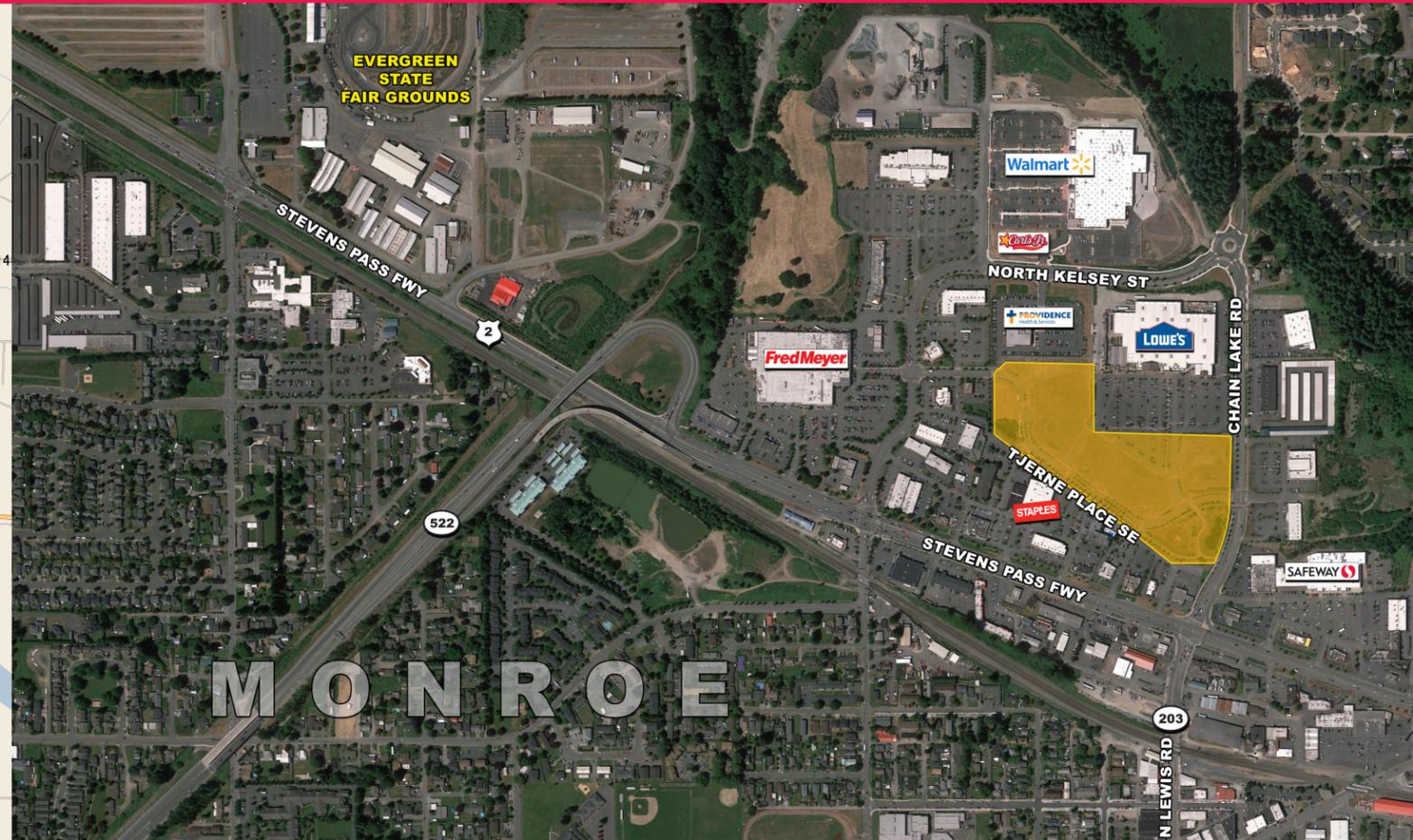
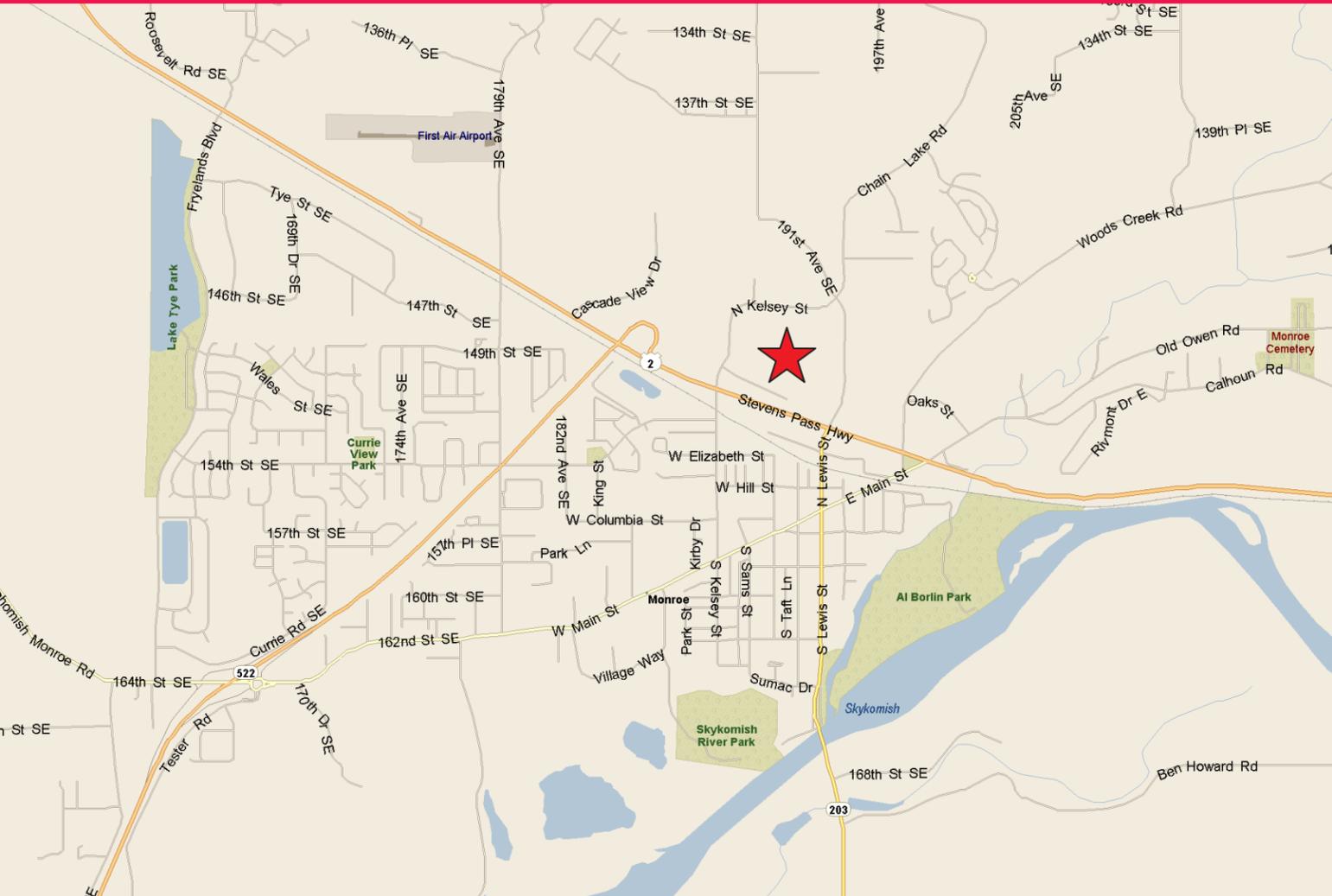


# For Sale: Commercially Zoned Land in the North Kelsey Area

North Kelsey Area • Monroe Washington



## For Sale: Various lot sizes priced from \$7.50/sf and above

- Prime commercial land next to super Walmart and high-volume Lowe's Home Improvement
- New roundabout at Chain Lake and North Kelsey intersection
- Tjerne Place SE extension now open from Chain Lake Road to Woods Creek Road
- Highly accessible and visible location: One block north of Hwy 2 off North Kelsey Street, the primary road that serves the majority of the retail trade area.
- Single family development strong with 835 lots planned or in planning
- Neighboring retailers: Fred Meyer, Safeway, Galaxy Cinemas and Carl's Junior

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2016 (estimate)	6,672	25,051	34,270
<b>Households</b>			
2016 (estimate)	2,461	7,606	10,878
<b>2016 Average Income</b>	\$62,867	\$90,147	\$95,896
<b>2016 Median Income</b>	\$51,021	\$77,716	\$81,538

**Population in the City of Monroe • 2016 (estimate)\* 18,120**  
**Population in the Greater Monroe Area • 2016 (estimate)\*\* 37,876**

\* Provided by Washington State Office of Financial Management (OFM)  
 \*\* Provided by reliable, trusted source - ESRI



For further information, please contact our exclusive agent:  
**Jane Lanford 425.653.3000** jlanford@ngkf.com  
 Licensed Washington Real Estate Broker  
 License #12925

For further information, please contact our exclusive agent:  
**Jane Lanford 425.653.3000** jlanford@ngkf.com  
 Licensed Washington Real Estate Broker  
 License #12925

## Newmark Grubb Knight Frank

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

www.ngkf.com

# For Sale: Commercially Zoned Land in the North Kelsey Area

North Kelsey Area • Monroe Washington



AVAILABLE PARCELS		
Parcel #2	2.05 Acres	89,505 sf
Parcel #3	1.75 Acres	76,177 sf
Parcel #4	1.53 Acres	66,592 sf
Parcel #5	2.94 Acres	127,971 sf
Parcel #6	1.12 Acres	48,901 sf
Parcel #7	1.26 Acres	54,999 sf
Parcel #8	1.99 Acres	86,744 sf
Parcel #9*	1.04 Acres	45,601 sf
Parcel #999	11.31 Acres	492,934 sf
Parcel I	0.88 Acres	38,501 sf

\* Usable as leased lot only