

# CHAPEL HILL COMMERCIAL

## MARKET PLACE & 99TH AVE NE

### Property Information

**Description:** Commercial property available at the intersection of Market Place and 99<sup>th</sup> Ave NE in the fast-growing community of Lake Stevens. Excellent commercial visibility with easy access to state highways, transit, services, neighborhoods and recreation.

**Zoning:** Commercial District – Flexible zoning for mixed-use, retail, restaurants hospitality or office.

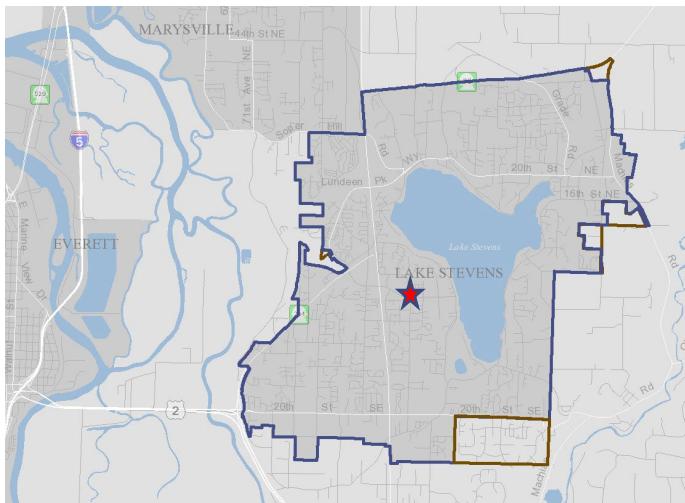
Maximum Height – 55 feet

**Property Size:** Approximately 2.9-acres

**Utilities:** Public water, sewer, electric, gas and telephone service are available. Existing 80 x 108 stormwater vault installed.

**Sales Price:** \$3,000,000

**Sale Terms:** Subject to City Council approval and execution of a development agreement



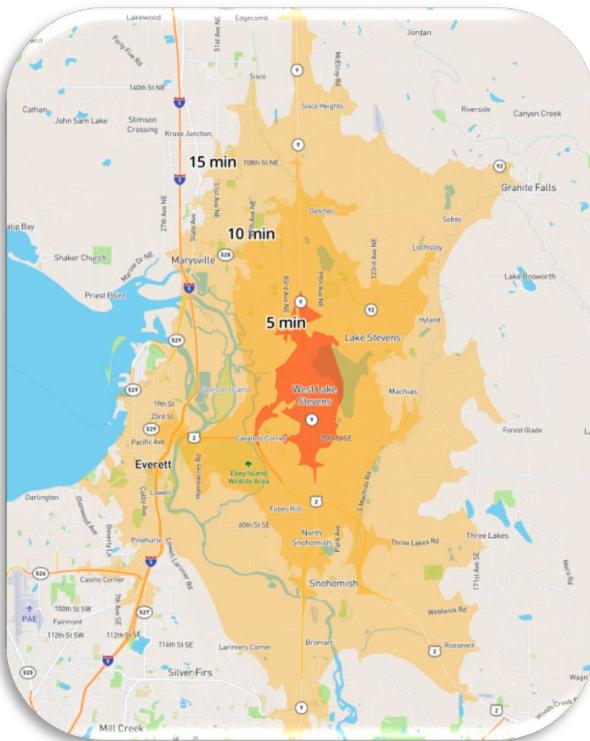
### Contact Information

Russ Wright, Community Development Director

[rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov)

425-622-9424

### Demographics



Demographic Profile	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Population	59,524	117,311	360,236
Daytime Population	37,597	87,466	307,772
Median HH Income	\$100,701	\$91,502	\$85,931
Number of Households	20,555	41,600	132,828

Source: STI PopStats

### Key Demographics (10-minute drive time)



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### Conceptual Building Designs



**Above** – 3 building professional office concept

**Left** – 2 building office / retail concept

**Below** – 2 building mixed-use concept

