



PROPERTY DESCRIPTION

Lightle Beckner Robison Inc is proud to present a prime frontage opportunity on Lake Washington Rd. This recently renovated space offers flexibility for a professional office or retail user. The layout includes two restrooms, a breakroom with kitchen area, conference room, open workspace, and private office space. The property also features freestanding signage with direct exposure to Lake Washington Rd, providing strong visibility and branding potential.

LOCATION DESCRIPTION

Positioned at the signalized corner of Wickham Rd and Lake Washington Rd, this property offers excellent visibility and steady daily traffic counts. The corner location provides easy access, strong exposure, and convenient connectivity to surrounding residential and commercial areas.

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$20.00 SF/yr (MG) |
| Available SF: | 1,740 SF |
| Lot Size: | 0.72 Acres |
| Building Size: | 1,740 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 4,943 | 23,297 | 42,806 |
| Total Population | 10,302 | 54,928 | 104,177 |
| Average HH Income | \$82,062 | \$89,101 | \$106,893 |

HAYDEN BROUILLETTE

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Additional Photos

2800 Lake Washington Road
For Lease



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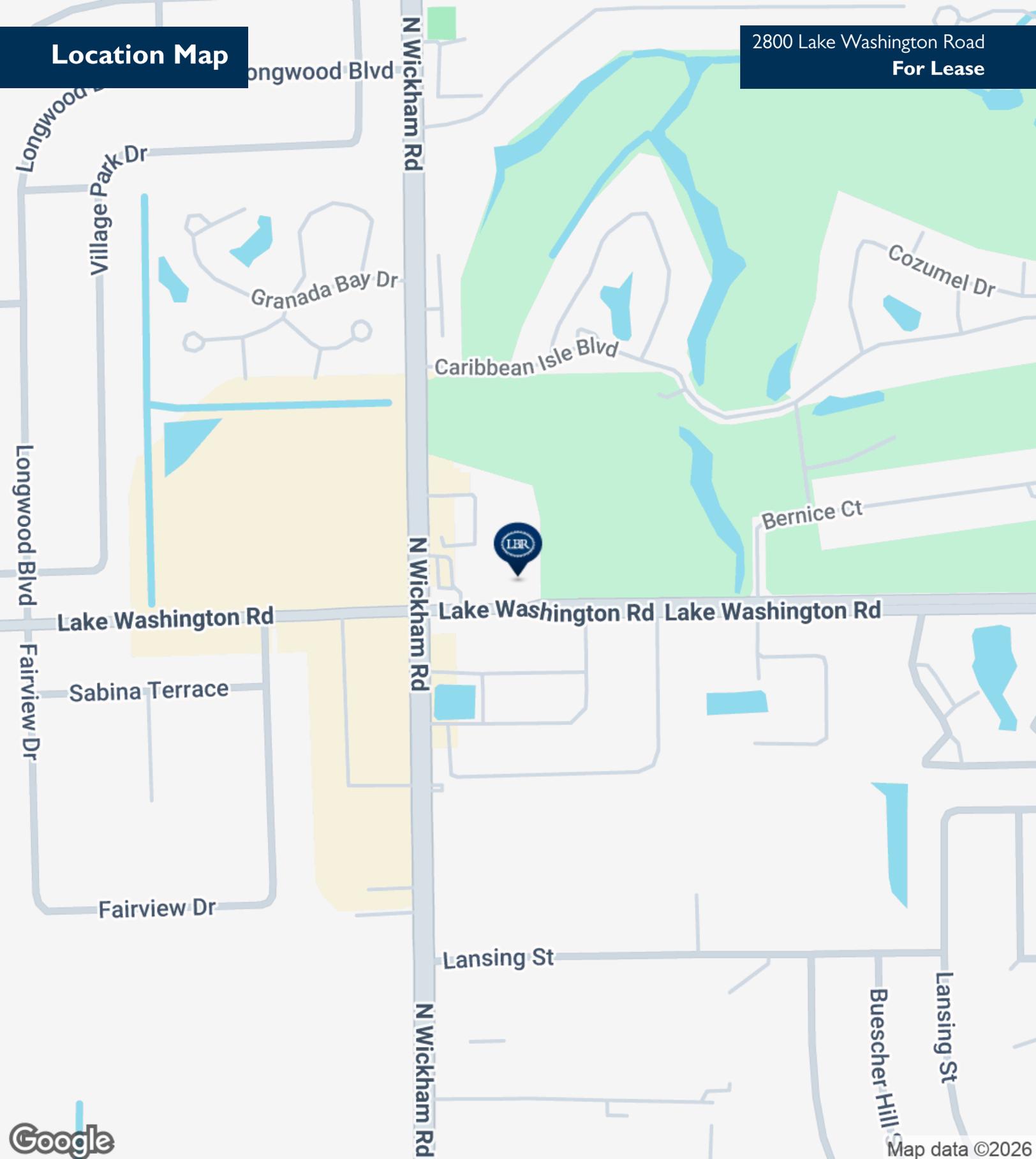
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

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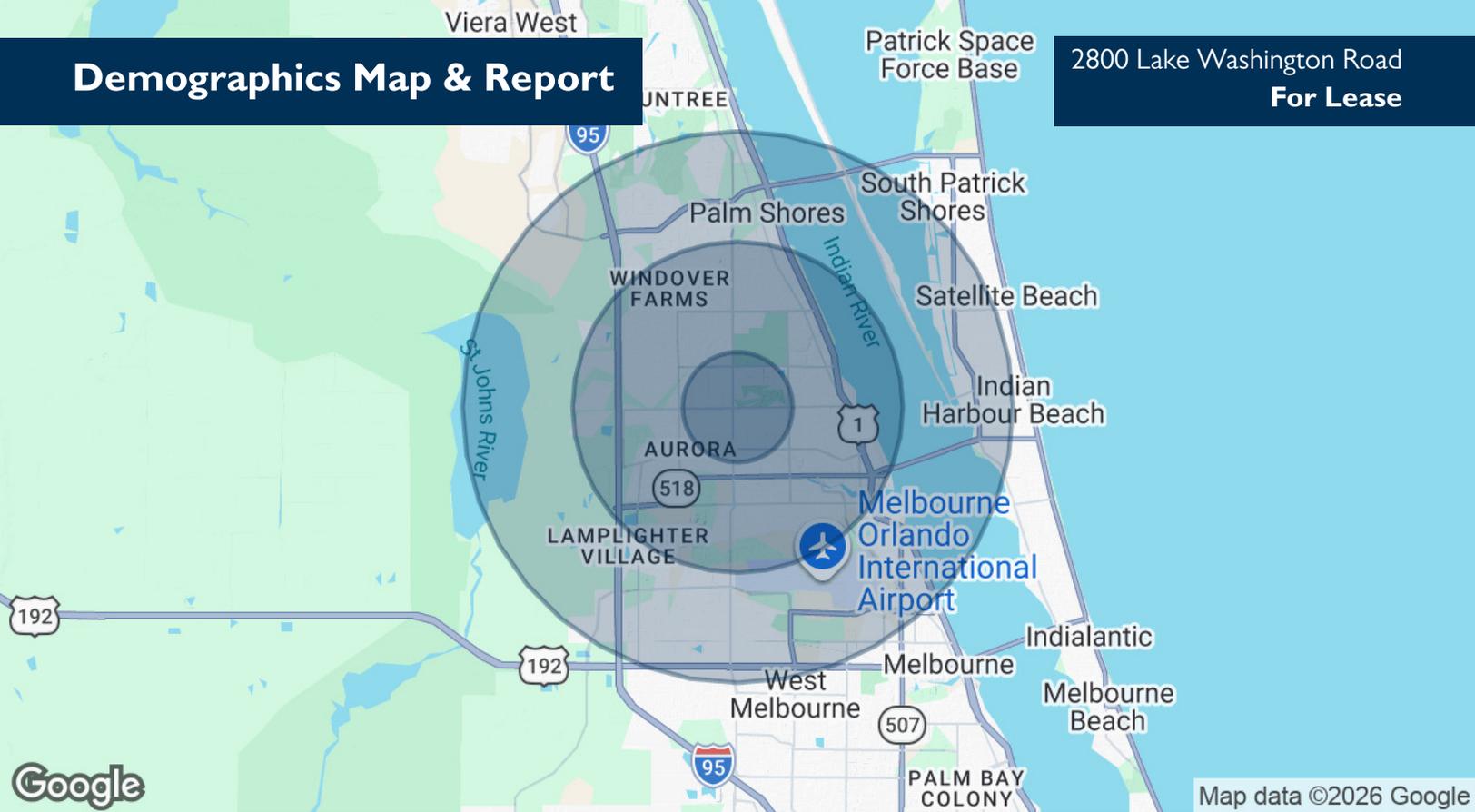
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Demographics Map & Report

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For Lease



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 10,302 | 54,928 | 104,177 |
| Average Age | 42.5 | 44.9 | 45.7 |
| Average Age (Male) | 42.0 | 43.5 | 44.5 |
| Average Age (Female) | 41.6 | 45.7 | 46.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,943 | 23,297 | 42,806 |
| # of Persons per HH | 2.1 | 2.4 | 2.4 |
| Average HH Income | \$82,062 | \$89,101 | \$106,893 |
| Average House Value | \$320,703 | \$363,332 | \$403,717 |

2023 American Community Survey (ACS)

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