

RETAIL FOR LEASE

WALLINGFORD CORNER RETAIL

4469 Stone Way N + 1235 N 45th St | Seattle, WA 98103

1,574 SF

1235 N 45TH ST

3,221 SF

4469 STONE WAY N

NNN

LEASE STRUCTURE

AVAILABLE

NOW • \$35-\$30 / SF

A HIGH-VISIBILITY RETAIL OPPORTUNITY

Two street-level suites at the prominent Stone Way N and N 45th St intersection, pairing flexible retail space with exceptional visibility in the heart of Wallingford.

- Generously sized sales floor with lofty ceilings
- Ample natural light and private restrooms
- Thoughtfully designed back-of-house space
- Custom built-in security gates and signage opportunity
- Two parking spaces available for purchase

CORNER PERFORMANCE

N 45th Street + Stone Way N

19K

VEHICLES / DAY

20.7K

FOOT TRAFFIC / DAY

91

WALK SCORE

Strong retail + dining scene • Vibrant community • Excellent exposure

\$191K

AVG. HOUSEHOLD INCOME

• 1 MI

TOUR THE SPACE

Kevin J. Fitzgerald

Commercial Real Estate Advisor • License #25028336

CALL / TEXT (206) 327-8002

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Keller Williams North Seattle

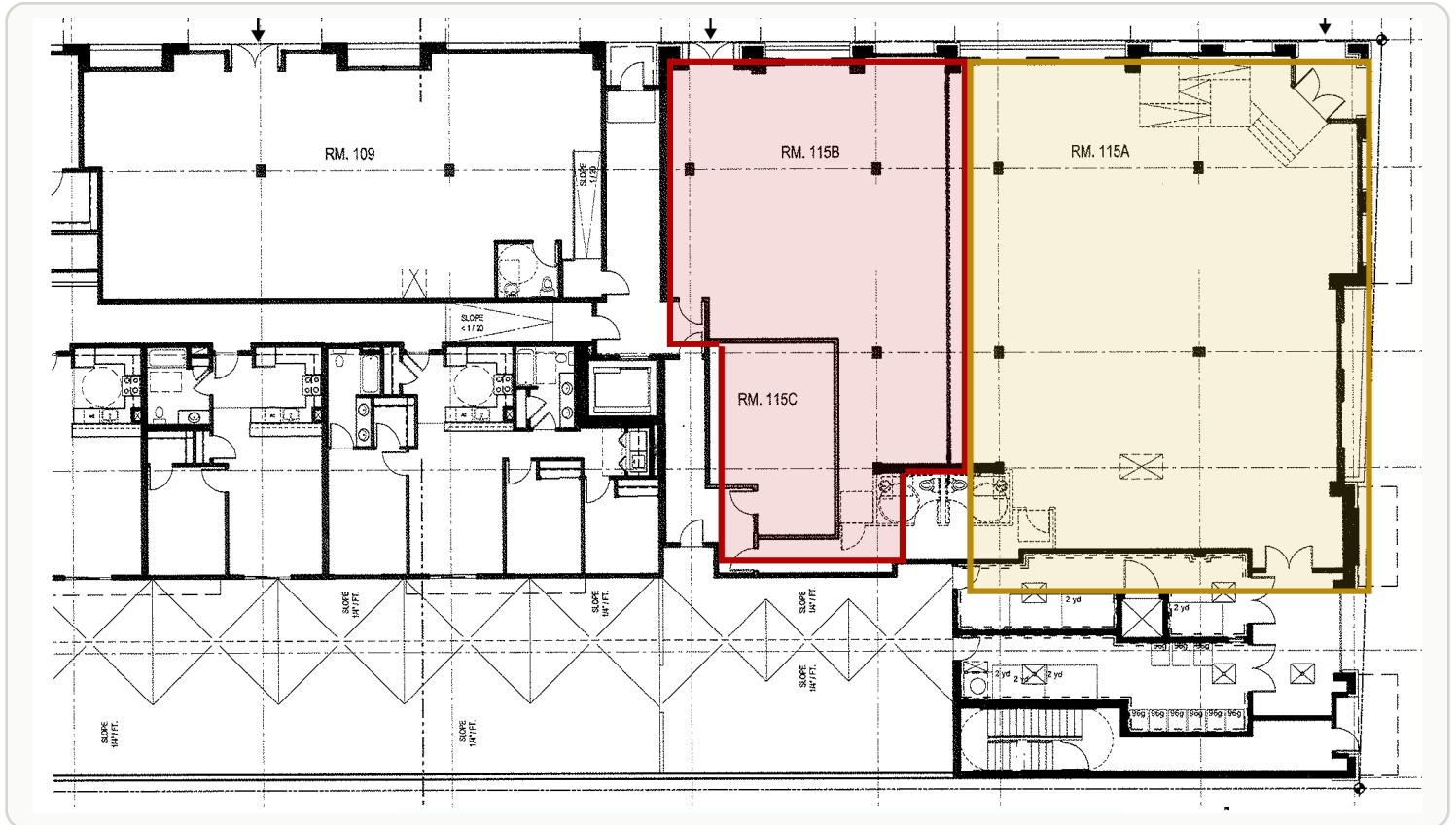
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FLOOR PLAN | TWO SPACES AVAILABLE

Street-level retail at Stone Way N and N 45th St • Seattle, WA 98103

1235 N 45TH ST
1,574 SF • AVAILABLE

4469 STONE WAY N
3,221 SF • AVAILABLE



Conceptual floor plan • Not to scale • Suite boundaries shown for marketing purposes

1235 N 45TH ST

1,574 SF | Street frontage on N 45th St

4469 STONE WAY N

3,221 SF | Prominent corner exposure

SCHEDULE A TOUR

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