

PYLON SIGN AVAILABLE

Retail for Lease
2,200 SF

Landlord is providing time for plans, permits and construction...plus...**free rent** and/or **tenant improvement dollars** for a qualified signature!

- Located immediately north of the McClellan Street Light Rail Station and south of Stazione25, QFC and Rite Aid
- **Storefront and pole signage available**

McClellan Building

2607 S McClellan St | Seattle, WA 98144

STEVEN E. OLSEN
steveo@jshproperties.com
425.455.0500

 JSH | PROPERTIES, INC.

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052
425.455.0500 | WWW.JSHPROPERTIES.COM

NEIGHBORHOOD DEVELOPMENT:

McClellan Building is located across the street from **Stazione25**, a new apartment complex by Rêve Development at 2715 25th Ave S. Stazione25 has a total of **301 residential units**.



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	23,308	162,108	415,779
Daytime Population	21,058	256,309	524,939
Avg. Household Income	\$114,494	\$118,685	\$132,426

McClellan Building Site Plan



EMPLOYEE PARKING

site plan - not to scale

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