



9612 270TH STREET NW | STANWOOD, WA

PORT SUSAN COMMONS FOR LEASE



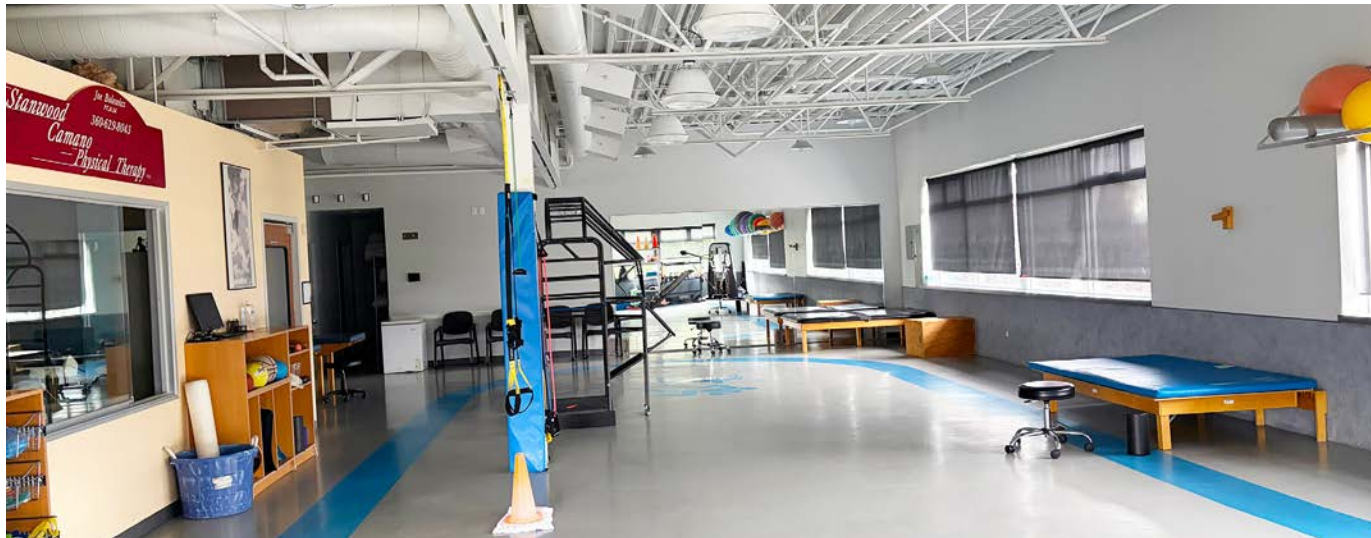
First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

SITE SUMMARY

Available	Turn-key Physical Therapy All Equipment Included
Size	4,200 SF
Asking Rate	\$19.00 PSF, NNN
NNN	\$7.50 PSF
Co-Tenants	• True Grit Gym • Stanwood Dental Care • Saint Luxury Lashes
Parking	Generous Parking
Signage	Monument Signage
Notes	• Located along SR 532 • Excellent Visibility & Access
Market Mix	QFC, Grocery Outlet, Petco, Papa Murphy's, Starbucks, Jack in the Box, McDonald's, Burger King, Anytime Fitness, Ace Hardware, MOD Pizza and More!



IMAGES



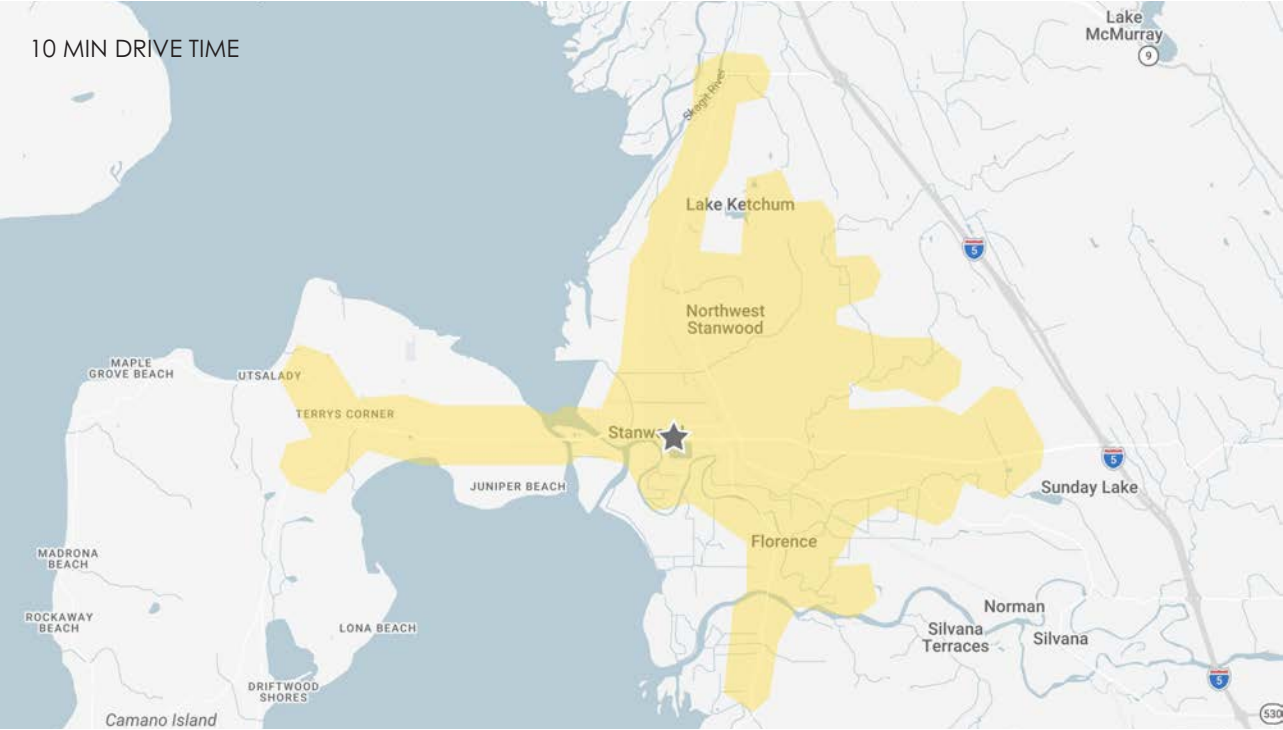
This aerial map of Stanwood, WA, highlights the location of Stanwood Middle School with a yellow pin. The school is situated at the intersection of 27th St NW and 268th St NW. Surrounding the school are various landmarks and businesses, including Heritage Park, Stanwood Elementary, and Stanwood Middle School. Major roads shown include 532, 5, and 27th St NW. A compass rose in the bottom left corner indicates North. The map also shows the Skagit River and Skagit Bay to the west.

Key locations and businesses marked on the map include:

- Stanwood Elementary
- Stanwood Middle School
- Heritage Park
- NAPA
- Country Store
- CVS pharmacy
- Small Strip Retail
- Skagit Regional Health
- MOD
- petco
- Conceit Outlet
- Jack in the Box
- UPS
- AutoZone
- Orc
- Starbucks
- Les Schwab
- Timothy Foods
- Camano
- 532
- 5
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DEMOGRAPHICS

STANWOOD, WA, has long profited from its role as an economic center serving the needs of a larger regional population. Set at the mouth of the Stillaguamish River along the SR 532 corridor, the City is the commercial and cultural hub of the greater Stanwood–Camano area, providing shopping, services, and employment opportunities for residents of Camano Island and the rural valley to the north and south. Stanwood's appeal is anchored by an established and growing trade area, steady residential expansion into the uplands, and an increasingly strategic position within the Puget Sound region. A direct SR 532 connection to I-5 places the City within easy reach of the Everett and greater Seattle markets, while current efforts to establish a multimodal transit center near Downtown promise to further expand Stanwood's role as a regional transit hub. With a stable, family-oriented workforce and a preserved small-town character, Stanwood offers a rare combination of regional reach, room to grow, and authentic community identity.



 12,275 POPULATION 10 MIN DT	 4,691 NO OF HOUSEHOLDS 10 MIN DT
 \$139,006 AVERAGE HH INCOME 10 MIN DT	 \$657,731 MEDIAN PROPERTY VALUE 10 MIN DT
 41.2 YEARS OLD MEDIAN AGE	 \$244 M TOTAL NON-RETAIL EXPENDITURE
 9,212 DAYTIME ADJ. POPULATION 10 MIN DT	 19,848 ADT 268TH STREET NW



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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