

MISTER T'S AWARDS & EMBROIDERY 17691 SR 536, MOUNT VERNON

BUSINESS FOR SALE

- 50 year old business, established 1974
- All equipment and inventory included
- Wholesale and retail business lines
- Seller will train incoming owner
- Experienced employees can be retained
- Broad recurring customer base
- \$245,000 business



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LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

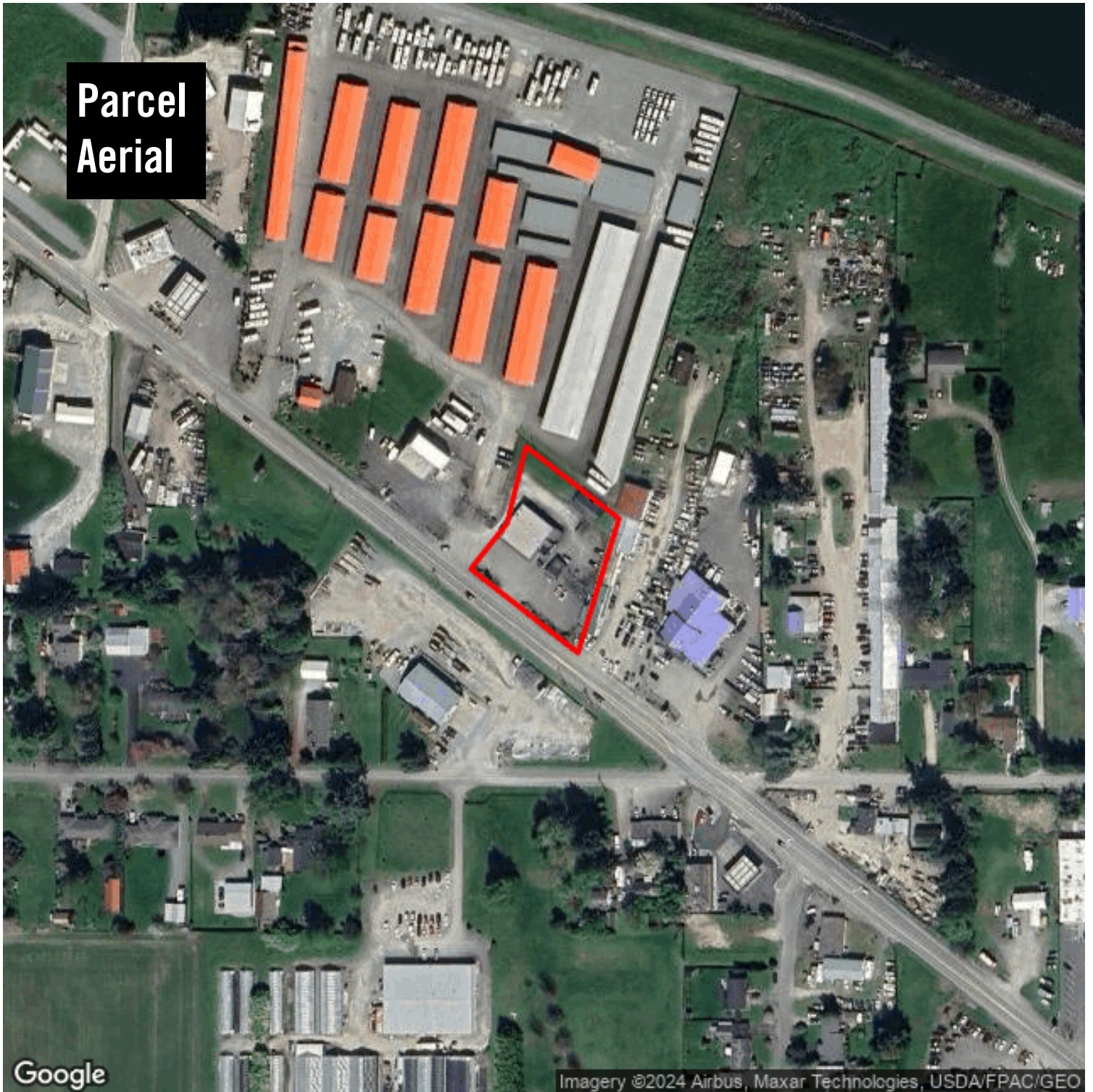
All info deemed reliable however verification recommended.

Memorial Dr

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



Memorial Dr

17695 Hwy 536
Mount Vernon, WA 98273



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MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 17695 Hwy 536, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

30,159

AVG. HHSIZE

2.60

MEDIAN HH INCOME

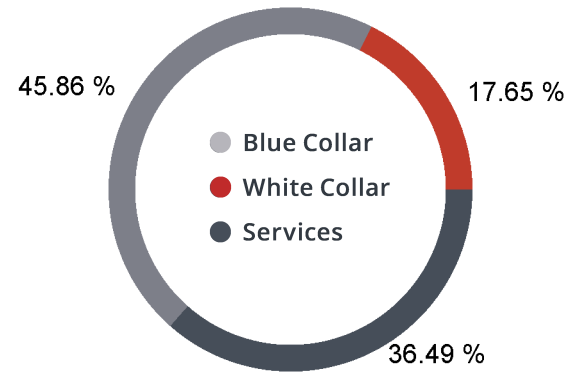
\$51,502

HOME OWNERSHIP

Renters: **5,310**

Owners: **5,874**

EMPLOYMENT



43.19 %

Employed

1.53 %

Unemployed

EDUCATION

High School Grad: **22.87 %**

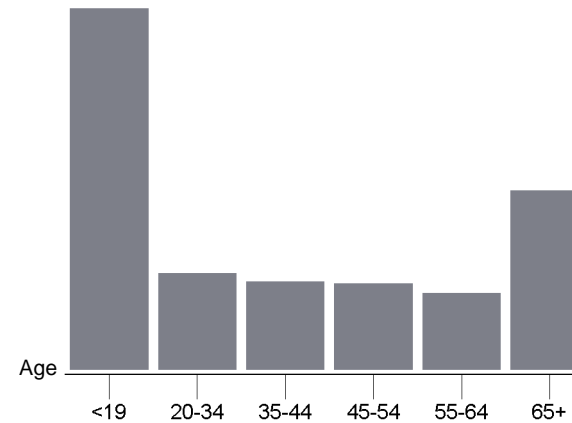
Some College: **29.80 %**

Associates: **7.82 %**

Bachelors: **21.16 %**

GENDER & AGE

49.59 % **50.41 %**



RACE & ETHNICITY

White: **66.53 %**

Asian: **0.29 %**

Native American: **0.44 %**

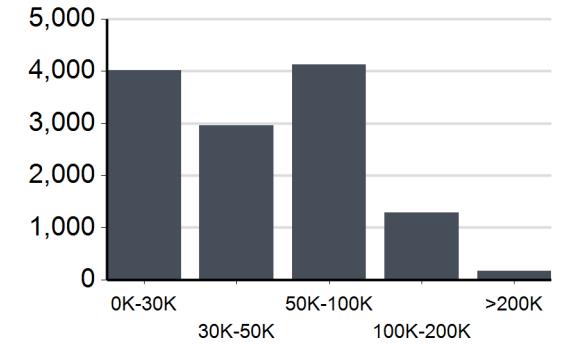
Pacific Islanders: **0.00 %**

African-American: **0.46 %**

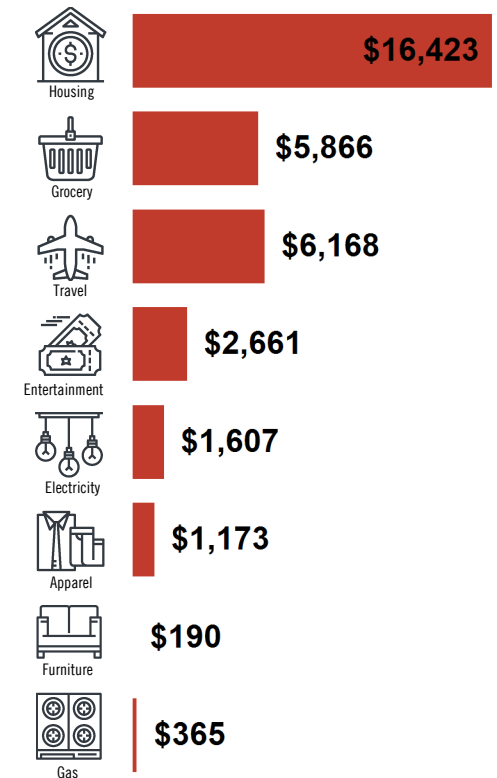
Hispanic: **20.50 %**

Two or More Races: **11.78 %**

INCOME BY HOUSEHOLD



HH SPENDING

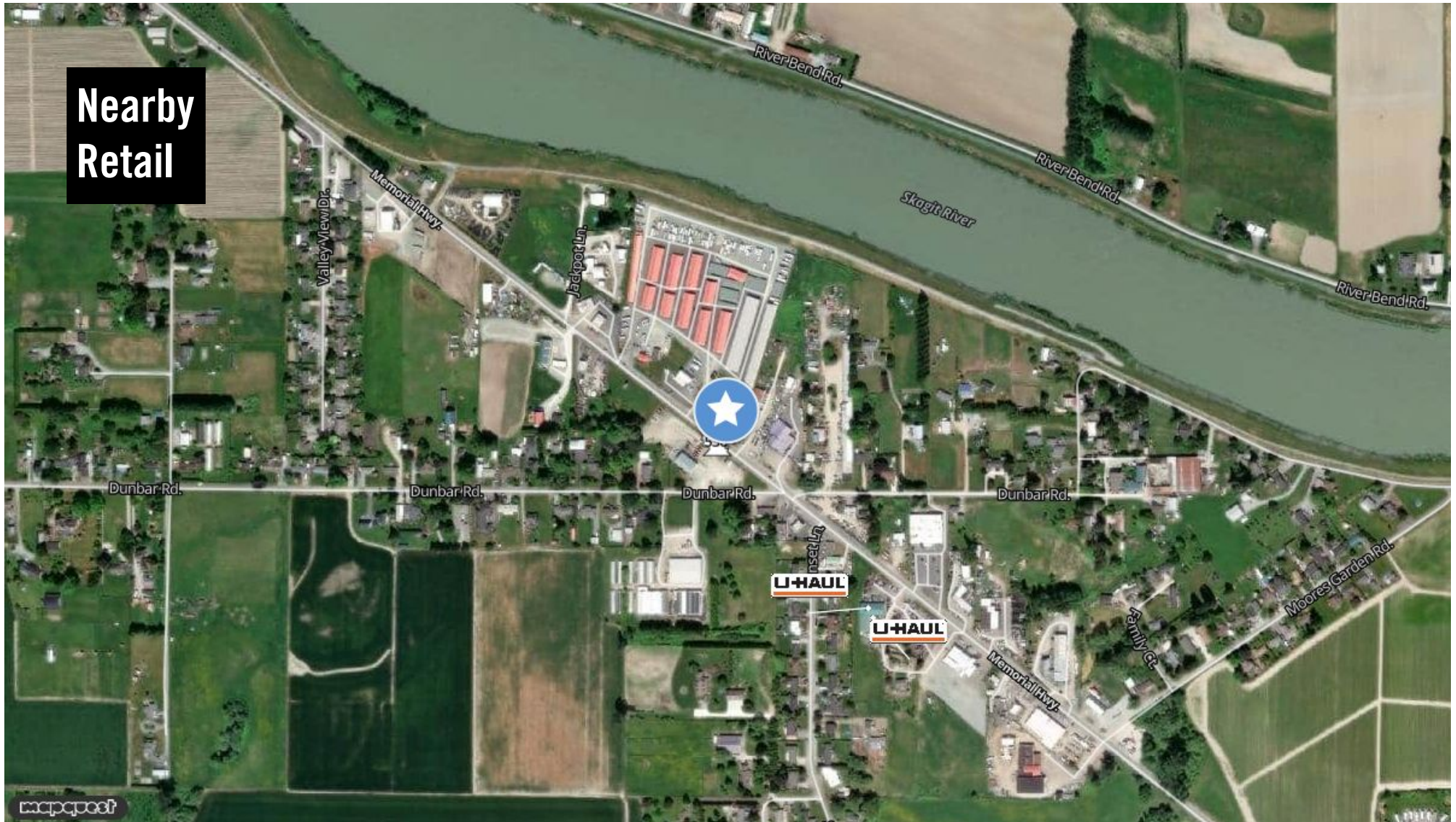


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**Nearby
Retail**

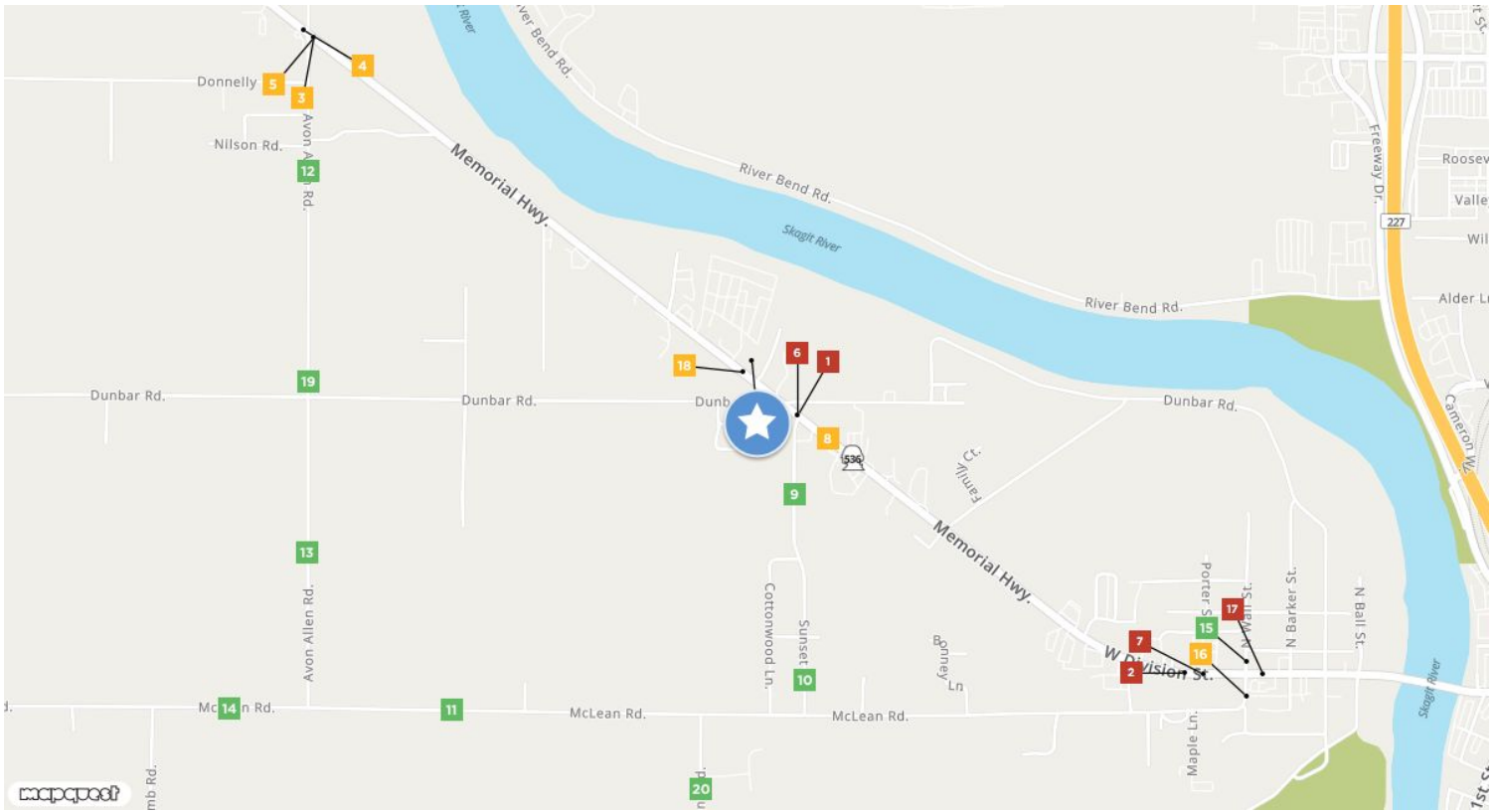


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MOODY'S
ANALYTICS

Catylist

Traffic Counts



Memorial Highway 1	West Division Street 2	WA 536 3	Memorial Highway 4	WA 536 5
Sunset Ln	S Barker St	Avon Allen Rd	Avon Allen Rd	Avon Allen Rd
Year: 2022 10,775	Year: 2022 12,143	Year: 2022 9,546	Year: 2022 7,044	Year: 2021 9,546
Year: 2021 10,775	Year: 2021 12,143		Year: 2021 7,044	
Year: 2018 11,000	Year: 2019 13,000		Year: 2018 7,900	
Memorial Highway 6	W Division St 7	Memorial Hwy 8	Sunset Ln 9	Sunset Ln 10
Avon Allen Rd	Curtis St	Sunset Ln	Cottonwood Ln	McLean Rd
Year: 2019 11,000	Year: 2017 12,000	Year: 2015 10,000	Year: 2015 445	Year: 2015 445
Year: 2018 9,900	Year: 2015 11,000	Year: 2014 10,000	Year: 2001 240	Year: 2001 90
Year: 2017 9,600	Year: 2013 11,590	Year: 2013 10,000		
McLean Rd 11	Avon Allen Rd 12	Avon Allen Rd 13	McLean Rd 14	N Wall St 15
Avon Allen Rd	Nilson Rd	Dunbar Rd	Kamb Rd	Cosgrove St
Year: 2015 4,291	Year: 2015 1,334	Year: 2015 1,334	Year: 2015 4,291	Year: 2013 673
Year: 2011 5,185	Year: 2011 1,226	Year: 2011 1,226	Year: 2004 4,542	Year: 2012 794
Year: 2009 4,116	Year: 2004 1,108	Year: 2007 1,171	Year: 2000 4,301	
S Wall St 16	W Division St 17	Memorial Hwy 18	Avon Allen Rd 19	Penn Rd 20
McLean Rd	N Wall St	Dunbar Ct	Dunbar Rd	Greenacres Rd
Year: 2013 5,519	Year: 2013 17,540	Year: 2012 9,100	Year: 2011 1,226	Year: 2009 517
Year: 2012 5,693		Year: 2007 12,386	Year: 2004 1,108	Year: 1996 665
Year: 2005 4,100		Year: 2005 12,000		



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