

FOR LEASE

19947 OLD HWY 99 SW | ROCHESTER



Bring your business to one of Grand Mound's busiest commercial corridors.

Now available for lease, this 4,225 SF commercial space (divisible to approximately 2,000 SF) offers an open floor plan, private offices, storage, and flexible space for a wide variety of businesses.

Positioned on Old Hwy 99 with approximately 24,000 vehicles passing daily, the property offers outstanding visibility and convenient access to I-5. Located in the AC (Arterial Commercial) zoning district, it's well suited for retail, office, and service-oriented businesses. Join neighboring tenants 420 Grand Central and Mariachi Restaurant in one of Grand Mound's premier commercial locations.

- Lease Rate: \$22.00 PSF NNN
- Available Space: 4,225 SF
- Demisable to: $\pm$ 2,000 SF
- Traffic Count: $\pm$ 24,000 VPD
- Zoning: AC – Arterial Commercial
- Excellent Visibility
- Easy Access to I-5
- Ample On-Site Parking
- Flexible Lease Terms



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