



ISLAND SQUARE RETAIL

Prime Downtown Mercer Island Retail For Lease

MONICA WALLACE
425.753.4121
monica.wallace@kidder.com

TYLER MILLER
425.450.1116
tyler.miller@kidder.com

JOIN CURRENT TENANTS



Great Clips®

Prime Retail Opportunity in the heart of Mercer Island

Suite 180 (John L. Scott space): 5,105 SF

Located in the heart of Mercer Island, with convenient access to freeways.

Excellent customer garage parking with easy access to storefronts.

Walking distance to new Mercer Island light rail station, now with service to Bellevue and Seattle.

Join Island Square tenants Columbia Bank, Island Animal Hospital, Just Poke, Einstein Bros. Bagels and many more.

Please do not disturb existing tenant. Call brokers for more information.

5,105 SF

AVAILABLE

\$12.74

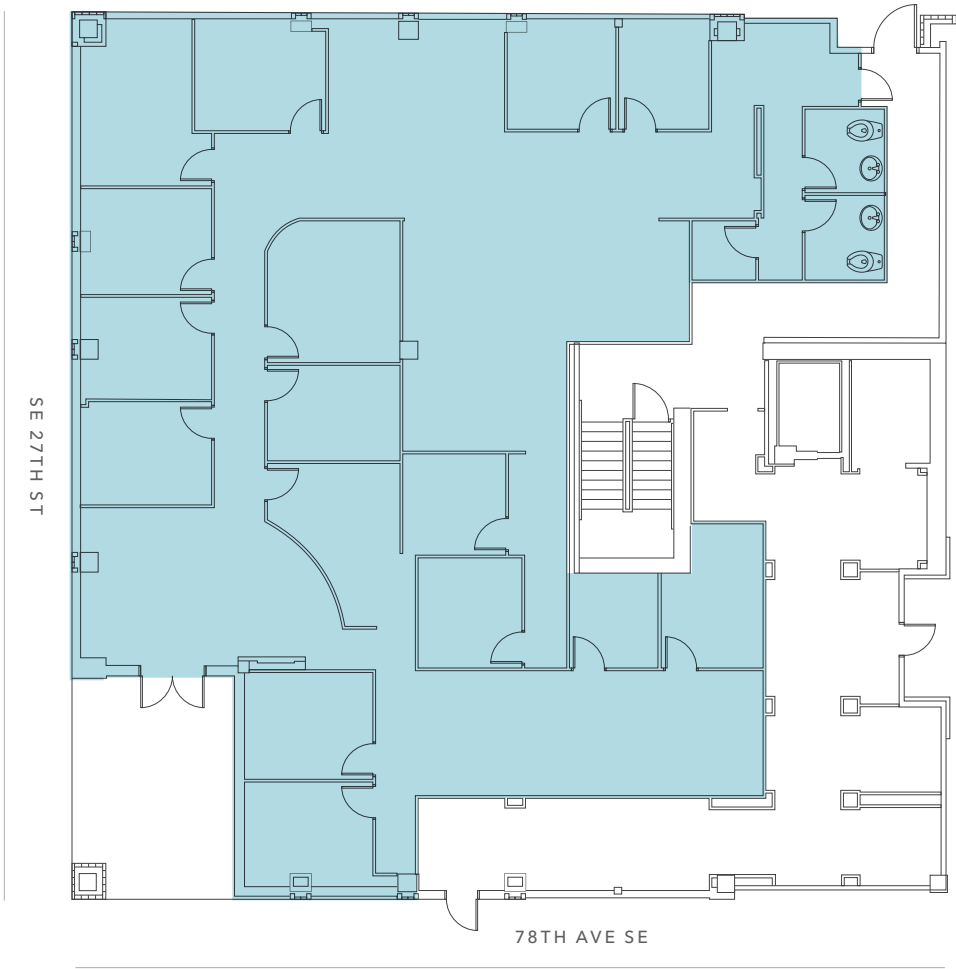
2026 EST.NNN (SF/YR)

\$45.00

LEASE RATE (SF/YR)



FLOOR PLAN



5,105 SF

SUITE 108

\$12.74

2026 EST.NNN (SF/YR)

\$45.00

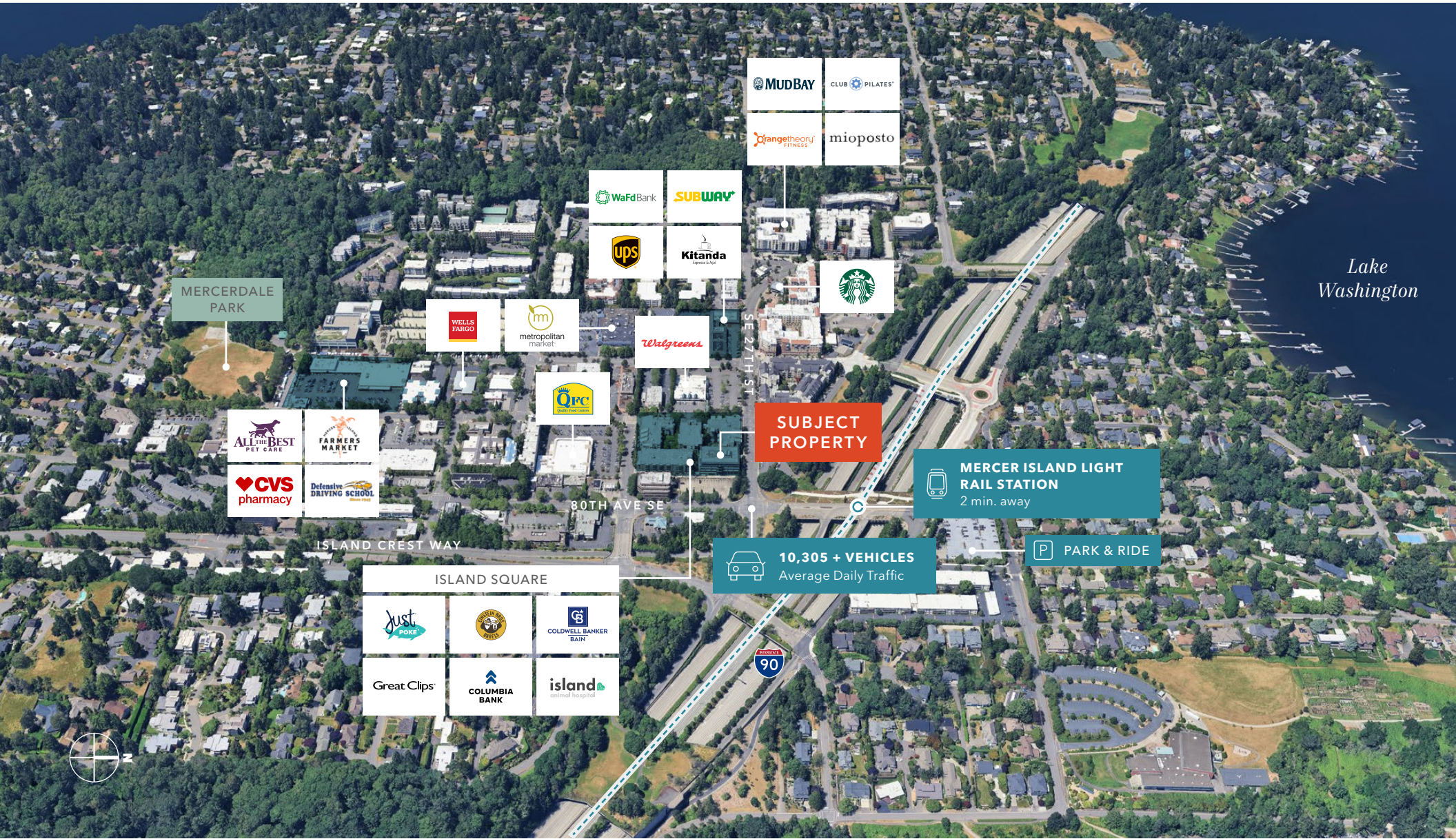
LEASE RATE (SF/YR)

7/15/26

AVAILABLE

Floorplan not to scale. Configuration subject to tenant field verification.





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	11,977	78,147	368,192
2030 PROJECTION	11,349	77,911	380,408
2020 CENSUS	11,807	72,378	341,947

DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,116	7,192	30,687
TOTAL EMPLOYEES	6,785	65,509	282,604
WHITE COLLAR WORKERS	4,998	37,050	169,325
BLUE COLLAR WORKERS	645	5,773	41,156

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$248,411	\$284,657	\$212,419
2030 PROJECTED HH INCOME	\$249,936	\$284,076	\$209,271
ANNUAL CHANGE 2025 - 2030	\$1,525	-\$581	-\$3,148

Data Source: ©2026, Sites USA

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	5,277	38,152	181,153
2020 CENSUS	5,710	35,970	159,649
OWNER-OCCUPIED	49.1%	49.4%	42.3%
RENTER-OCCUPIED	50.9%	50.6%	57.7%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	42.3	39.9	37.0
% FEMALE	51.4%	49.6%	47.8%
% MALE	48.6%	50.4%	52.2%



Exclusively listed by

MONICA WALLACE
425.753.4121
monica.wallace@kidder.com

TYLER MILLER
425.450.1116
tyler.miller@kidder.com

KIDDER.COM

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 professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

