

RETAIL FOR LEASE



## 27115 MILITARY RD S

27115 MILITARY ROAD SOUTH, KENT, WA 98032



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

**SIMRANJIT KAUR**

Commercial Broker

C: (425) 577-1347

[simrankv@kwcommercial.com](mailto:simrankv@kwcommercial.com)

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27115 MILITARY ROAD SOUTH



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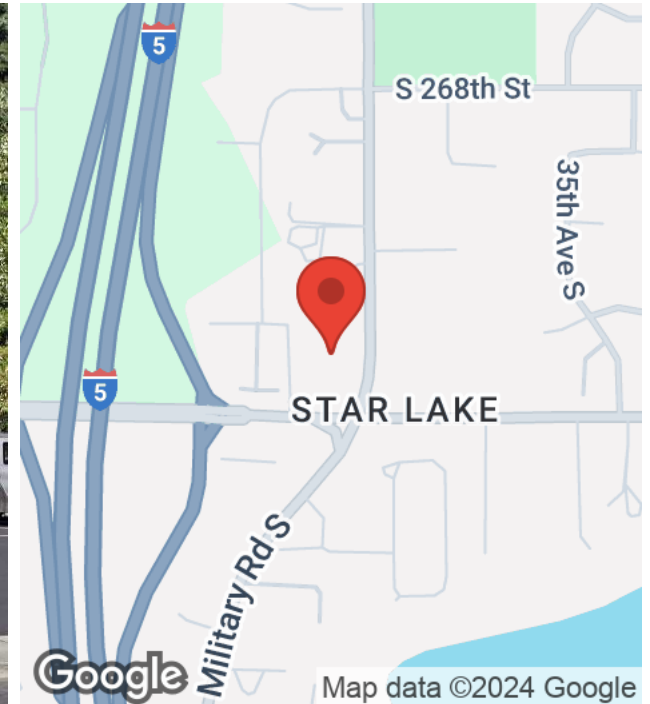
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# EXECUTIVE SUMMARY

27115 MILITARY ROAD SOUTH



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$23-\$25
<b>LEASE TERM:</b>	3-5 years
<b>BUILDING SF:</b>	2,636
<b>RENTABLE SF:</b>	1498
<b>AVAILABLE SF:</b>	1498
<b>YEAR BUILT:</b>	1991
<b>BUILDING CLASS:</b>	C
<b>FLOORS:</b>	1
<b>PARKING:</b>	18

## PROPERTY OVERVIEW

Located at 27115 Military Rd S in Kent, WA 98032, this property is a single-story commercial building constructed in 1991, strategically situated near the intersection of Military Rd S and S 272nd St, the property offers convenient access to major thoroughfares, making it an ideal location for businesses seeking visibility and accessibility in the Kent area.

## PROPERTY HIGHLIGHTS

- Available SF- 1498
- Zoning- NCC
- Traffic Visibility
- suitable for medical, office use.

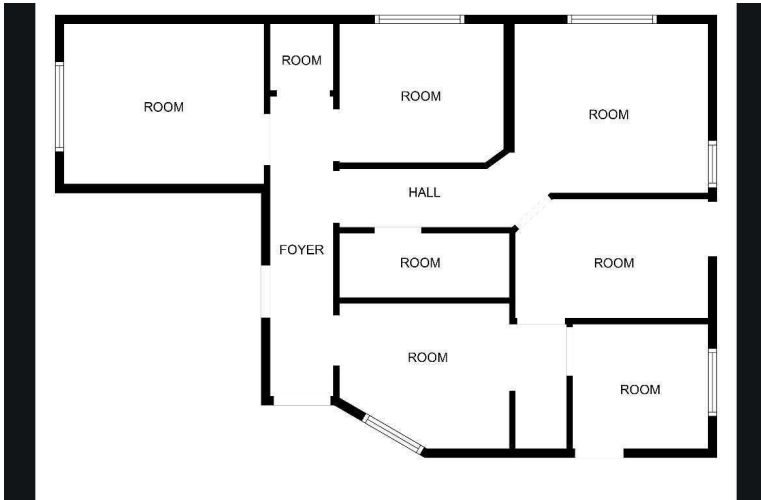
# LOCATION & HIGHLIGHTS

27115 MILITARY ROAD SOUTH



## LOCATION INFORMATION

Building Name: 27115 Military Rd S  
Street Address: 27115 Military Road South  
City, State, Zip: Kent, WA 98032  
County: king  
Market: Kent  
Sub-market: Kent Valley- Seattle, WA  
Cross Streets: S 272nd St S



## LOCATION OVERVIEW

situated in the heart of Kent, Washington, 27115 Military Rd S is strategically located in a vibrant and accessible area. The property benefits from its proximity to major transportation routes, including Interstate 5 and State Route 99, providing seamless connectivity to Seattle, Tacoma, and the greater Puget Sound region. Located near the intersection of Military Rd S and S 272nd St, the site offers high visibility and easy access for both vehicle and pedestrian traffic, making it an ideal location for businesses seeking to attract a diverse customer base.

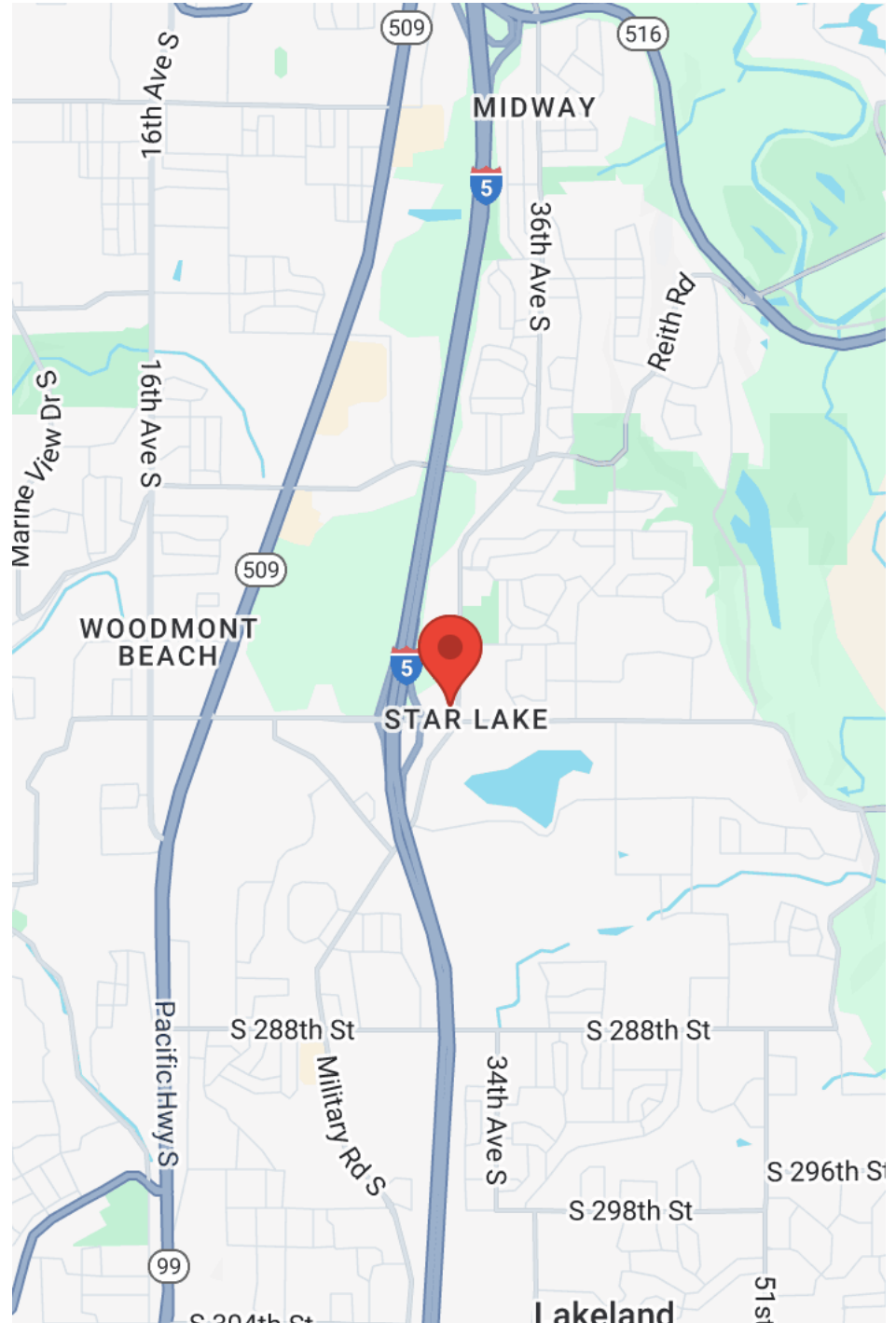
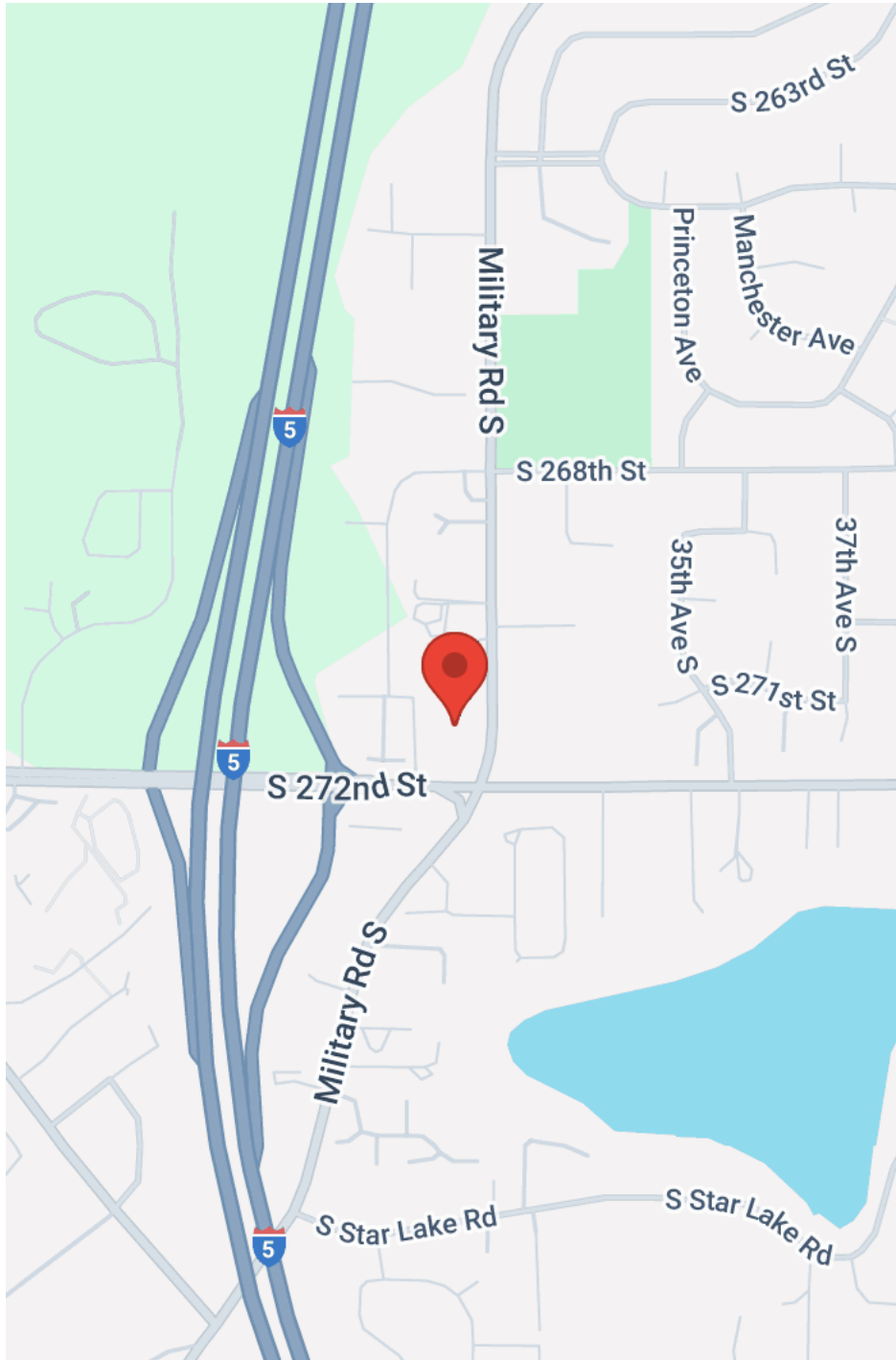


## PROPERTY HIGHLIGHTS

- Available SF-1498
- Zoning- NCC
- High Visibility
- Suitable for medical and office use.

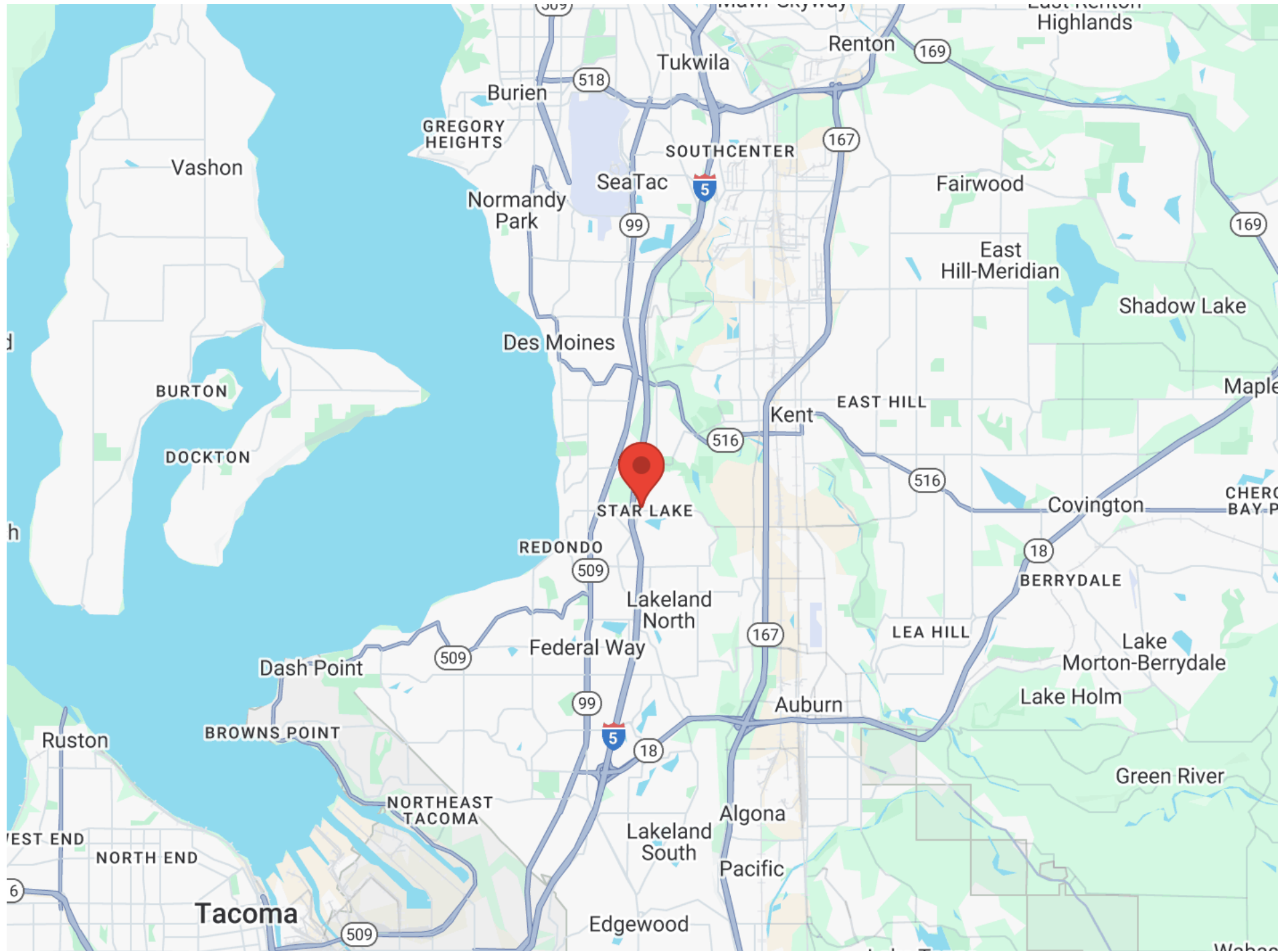
# LOCATION MAPS

27115 MILITARY ROAD SOUTH



# REGIONAL MAP

27115 MILITARY ROAD SOUTH



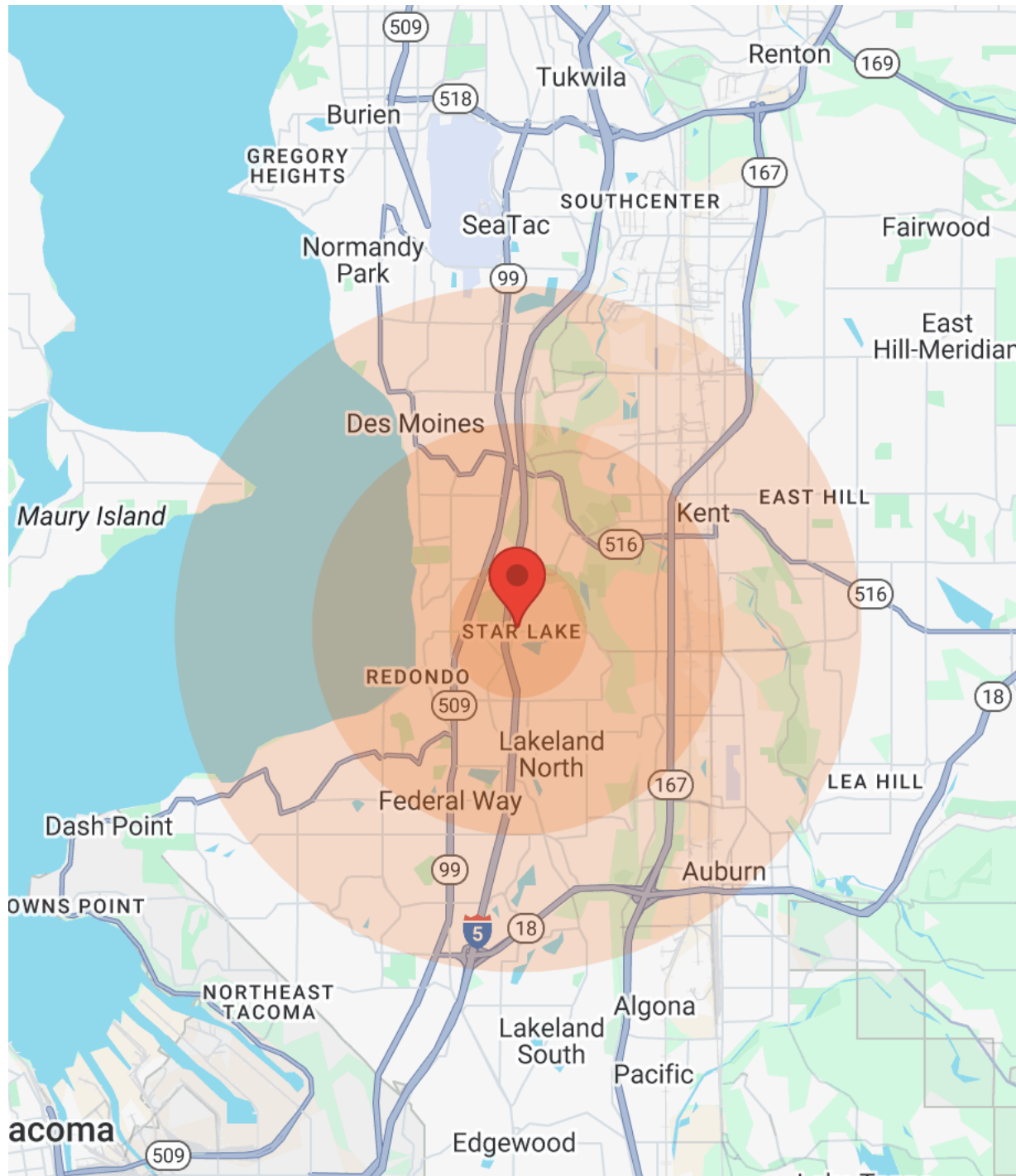
# AERIAL MAP

27115 MILITARY ROAD SOUTH



# DEMOGRAPHICS

27115 MILITARY ROAD SOUTH



Population	1 Mile	3 Miles	5 Miles
Male	9,379	48,576	106,116
Female	9,145	48,898	108,126
Total Population	18,524	97,474	214,242

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,426	20,313	45,022
Ages 15-24	2,621	12,776	28,233
Ages 25-54	7,835	39,242	87,481
Ages 55-64	1,953	11,881	25,244
Ages 65+	1,689	13,262	28,262

Race	1 Mile	3 Miles	5 Miles
White	8,972	57,787	124,887
Black	2,318	8,725	20,832
Am In/AK Nat	71	405	873
Hawaiian	473	1,954	4,391
Hispanic	5,015	20,938	42,794
Multi-Racial	8,078	34,592	71,680

Income	1 Mile	3 Miles	5 Miles
Median	\$57,328	\$64,104	\$55,493
< \$15,000	897	3,659	9,264
\$15,000-\$24,999	638	3,365	8,013
\$25,000-\$34,999	626	3,423	8,863
\$35,000-\$49,999	898	5,741	12,800
\$50,000-\$74,999	1,425	7,444	16,778
\$75,000-\$99,999	691	5,190	10,885
\$100,000-\$149,999	937	5,337	9,851
\$150,000-\$199,999	306	1,413	2,698
> \$200,000	174	1,224	2,139

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,722	39,099	87,785
Occupied	6,346	36,555	81,617
Owner Occupied	2,928	20,733	41,961
Renter Occupied	3,418	15,822	39,656
Vacant	376	2,544	6,168