

AVAILABLE FOR LEASE OR SALE

FORMER RITE AID

*Freestanding Building at the Corner
of 104th SE & SE Kent-Kangley Rd*

10407 SE 256TH ST, KENT, WA 98030



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km Kidder
Mathews

AVAILABLE FOR LEASE OR SALE



PROPERTY HIGHLIGHTS

| | |
|----------------|----------------------|
| OFFERING | For lease or sale |
| YEAR BUILT | 2007 |
| TOTAL BUILDING | 11,834 SF |
| LOT SIZE | ± 0.94 Acres |
| ZONING | Community Commercial |

PERMITTED USES

Hardware (retail), Sporting Goods, Food and Convenience Store, Automotive/Motorcycle Accessory Sales, Bank, Drug Store, Day Care, Urgent Care (Medical), Liquor Store, Drive-Thru

2025 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| POPULATION | 21,753 | 111,877 | 245,260 |
| DAYTIME EMPLOYEES | 4,958 | 38,160 | 101,411 |
| HOUSEHOLDS | 7,664 | 39,575 | 86,971 |
| AVG HH INCOME | \$107,628 | \$128,218 | \$134,146 |

NOW
AVAILABILITY

CALL
FOR PRICE AND DETAILS

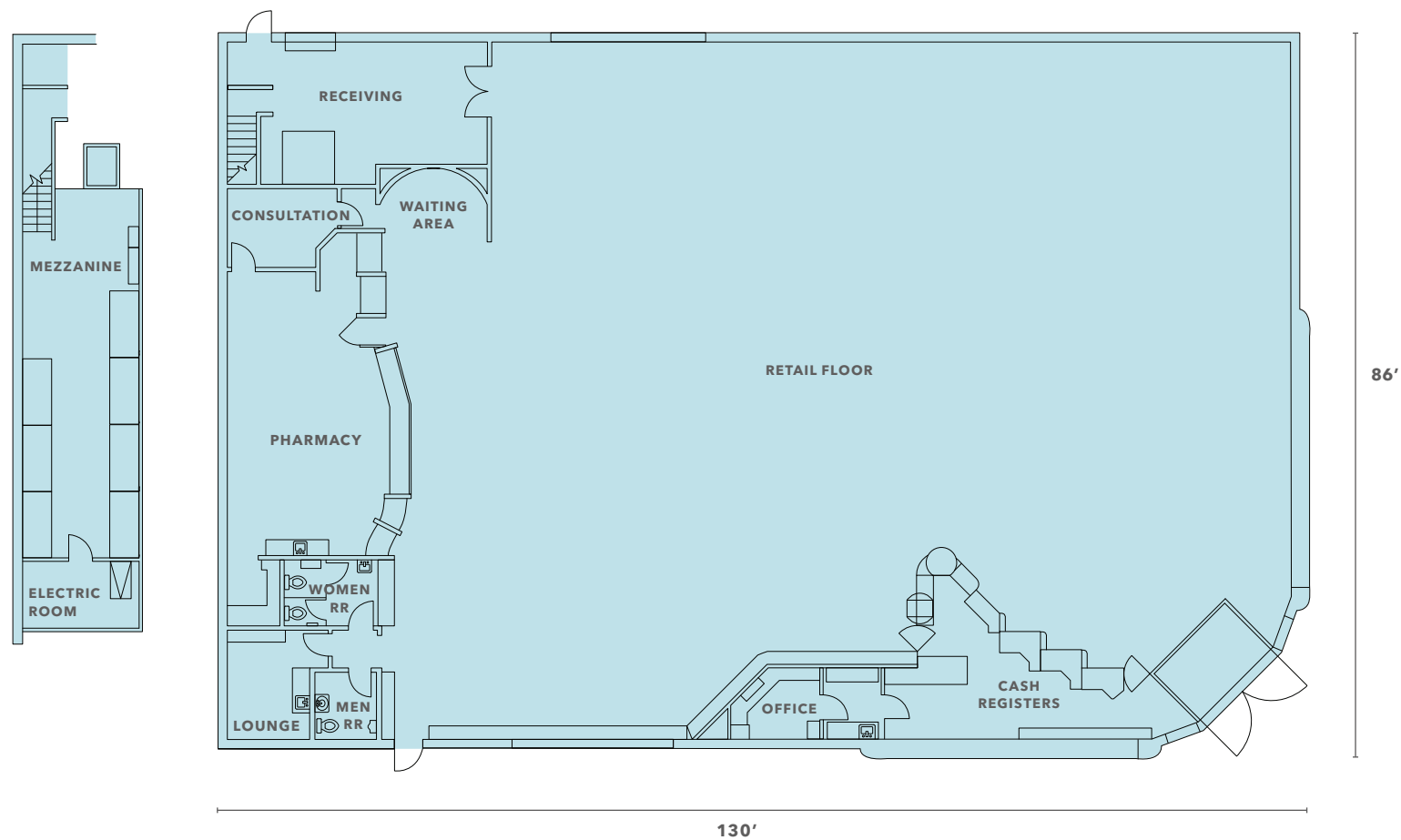
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FLOORPLAN



11,834 SF

BUILDING SIZE

NOW

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AVAILABLE FOR LEASE OR SALE

\$100,000+

AVERAGE LOCAL HOUSEHOLD INCOME

31,360+

AVERAGE DAILY VEHICLES

**HIGH
VISIBILITY**

AT THE INTERSECTION OF
TWO MAJOR ROADWAYS



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