

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

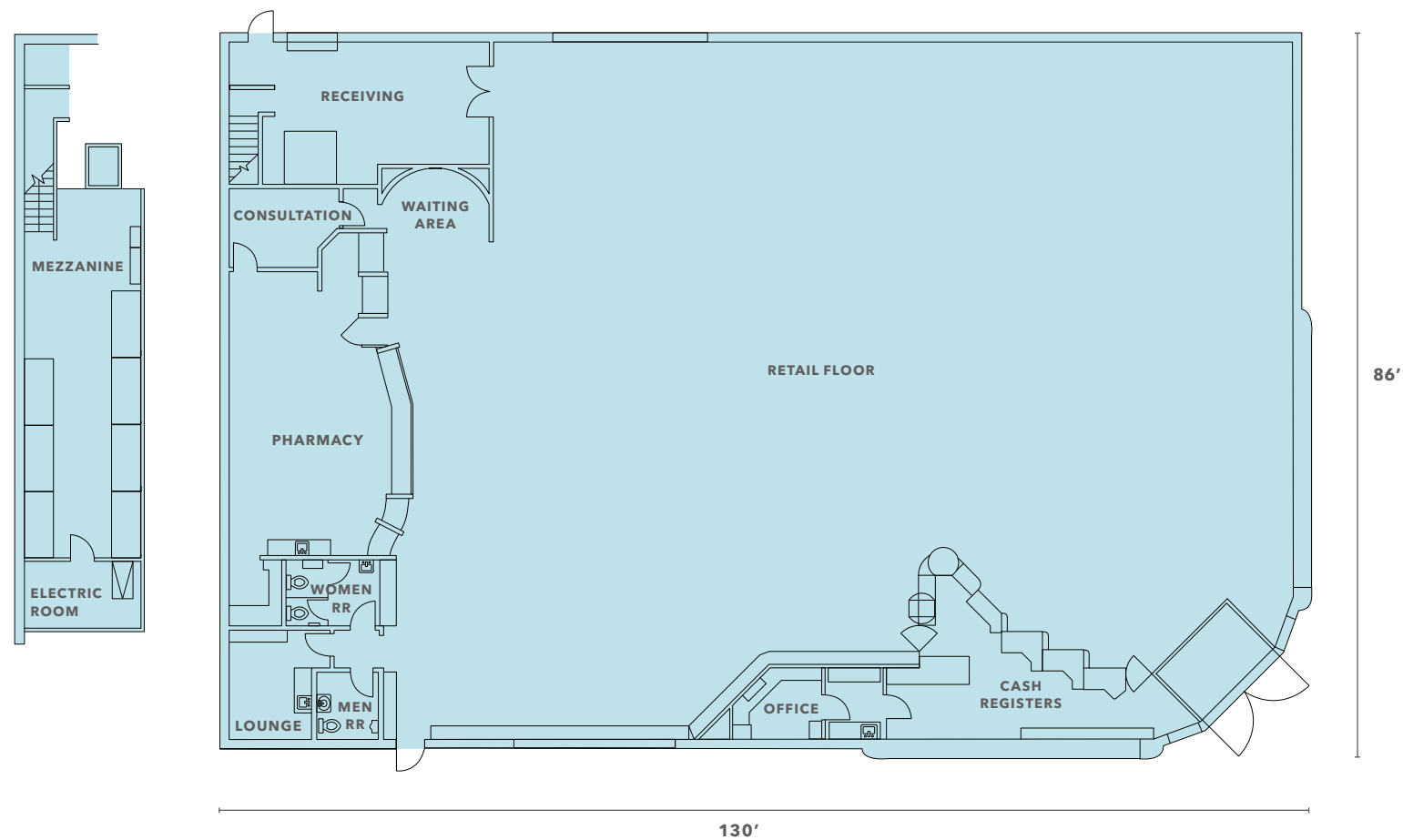
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FLOORPLAN



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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