

FOR SALE

FORMER RESTAURANT BUILDING

±6,900 SF building on ±19,717 SF of land

105 CENTRAL AVE N, KENT, WA

*REDUCED PRICING!
New \$900K Purchase Price*

KIDDER.COM

km Kidder
Mathews



Located on the corner of E Meeker St & Central Ave N, minutes from Kent Station.

TOTAL BUILDING SF	±6,900
TOTAL LAND SF	±19,717
PARCEL #	9179601565
ZONING	GC-MU → ZONING CODE
PARKING	Ample
PURCHASE PRICE	\$900,000.00

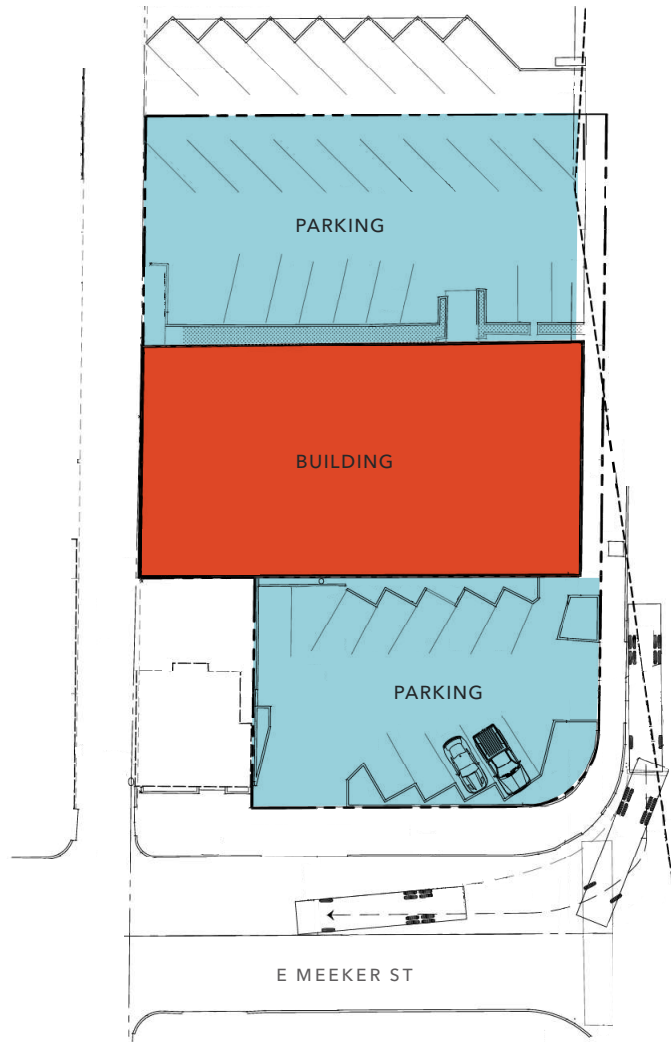
PROPERTY NOTES

Property is vacant following a fire, so building is in shell condition, sold as-is, ready for Buyer's restorations. Seller has architectural plans for a single-tenant restaurant already reviewed through the city of Kent permitting processing.

±6,900
TOTAL BUILDING SF

\$900K
PURCHASE PRICE

SITE PLAN



±19,717 SF

TOTAL LAND SIZE

±6,900 SF

TOTAL BUILDING SIZE

HIGHLY- ACCESSIBLE LOCATION

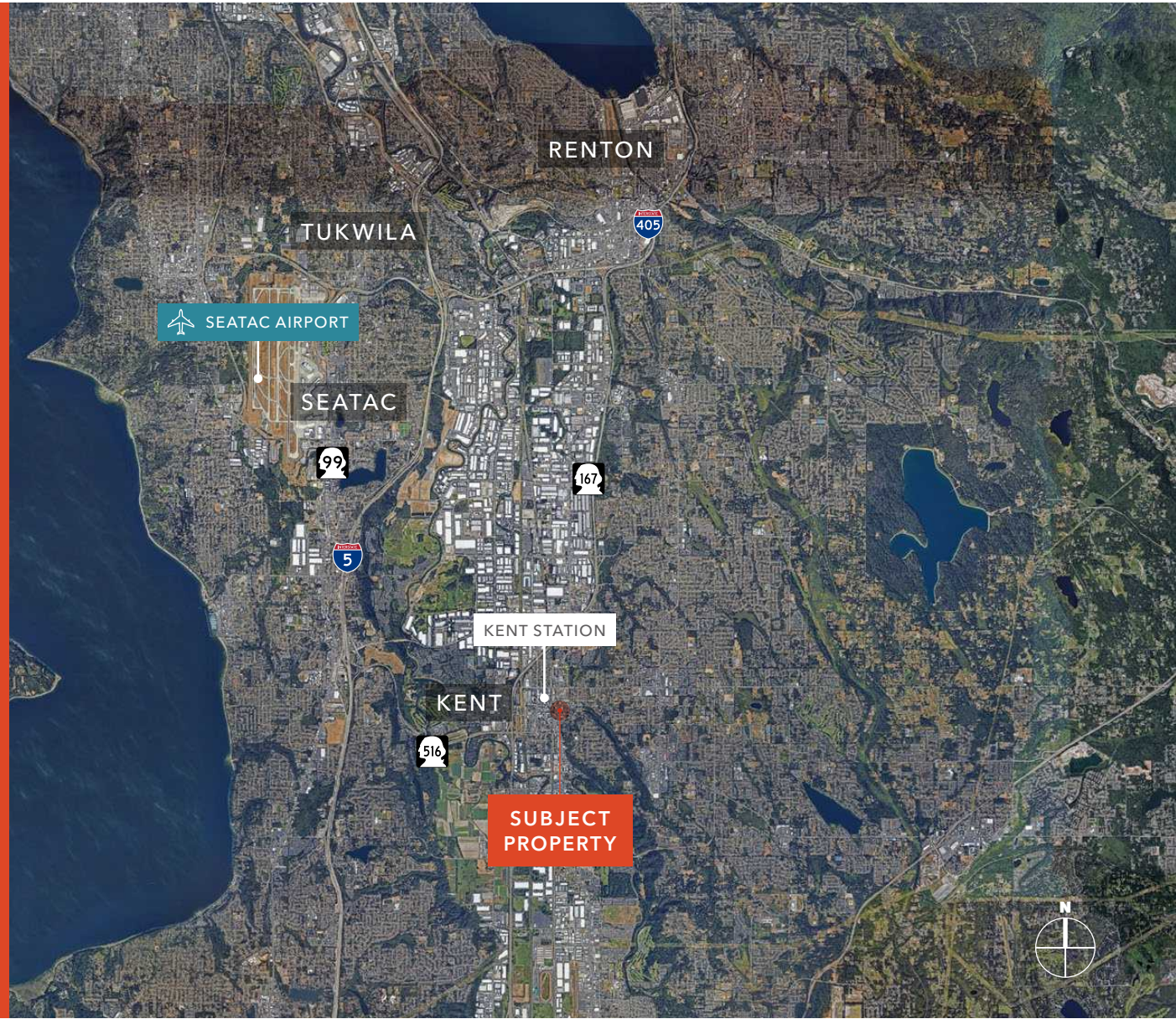
Close to Kent Station, WA-516, & SR-167

Easy access

Corner location with great exposure and
visibility

5 MIN
TO SR-167

2 MIN
TO SR-516



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	15,462	101,279	267,879
2028 PROJECTION	15,680	104,447	280,006
PROJECTED GROWTH 2023 - 2028	0.3%	0.6%	0.9%

MEDIAN AGE

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.4	34.8	36.3

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	6,371	35,785	94,892
2028 PROJECTED	6,381	36,414	97,809
GROWTH 2023 - 2028	0.0%	0.4%	0.6%
OWNER-OCCUPIED	3,184	19,124	51,681
RENTER-OCCUPIED	3,187	16,661	43,211

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$98,808	\$125,328	\$132,398

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,117	5,292	12,488
TOTAL EMPLOYEES	8,874	53,817	127,709

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.5%	4.8%	4.5%
HIGH SCHOOL DIPLOMA	27.9%	24.3%	24.7%
SOME COLLEGE	23.6%	20.9%	21.22%
ASSOCIATE	11.0%	10.4%	10.3%
BACHELOR'S	18.3%	22.5%	22.4%
GRADUATE	6.8%	9.9%	10.8%

105 CENTRAL AVE N

Exclusively listed by

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