



Lines-Buyer to VERIFY

KENT DEVELOPMENT SITE

KENT, WASHINGTON



THE OFFERING

KENT DEVELOPMENT SITE

\$1,999,999 | 41,129 SF LOT | \$48.63 / SF

Ayers Commercial Group is pleased to present the opportunity to purchase as 41,129 SF corner lot, located at the **signalized intersection** of SE Kent Kangley Rd (Hwy 516) and 116th Ave SE in Kent. With over **30,000 daily traffic count**, and located across **the street from Starbucks, Sonic, and 7-Eleven**, this site boasts **exceptional visibility**. Existing daycare buildings are tear-down.

* Buyer to verify all information

PROPERTY SUMMARY

ADDRESS 26047 116th Ave SE
Kent, WA 98030

PARCEL NUMBER 292205-9130

LOT SIZE 41,129 SF | 0.94 AC

DAILY TRAFFIC COUNT 30,000 +

ZONING SR-8*

** Kent adopted a change in the comprehensive land use, which allows for multiple different rezones. A develop would need to go through the rezone as part of their development plans. The city will allow retail development similar to the development across the street.*



SITE

Approximate Property



SITE

Approximate Property Lines-Buyer to VERIFY



Approximate Property Lines-Buy

KENT DEVELOPMENT SITE



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SONIC

SITE