

**FOR SALE**

Exclusively Listed by

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221 West Gowe Street

221 West Gowe Street | Kent, WA 98032

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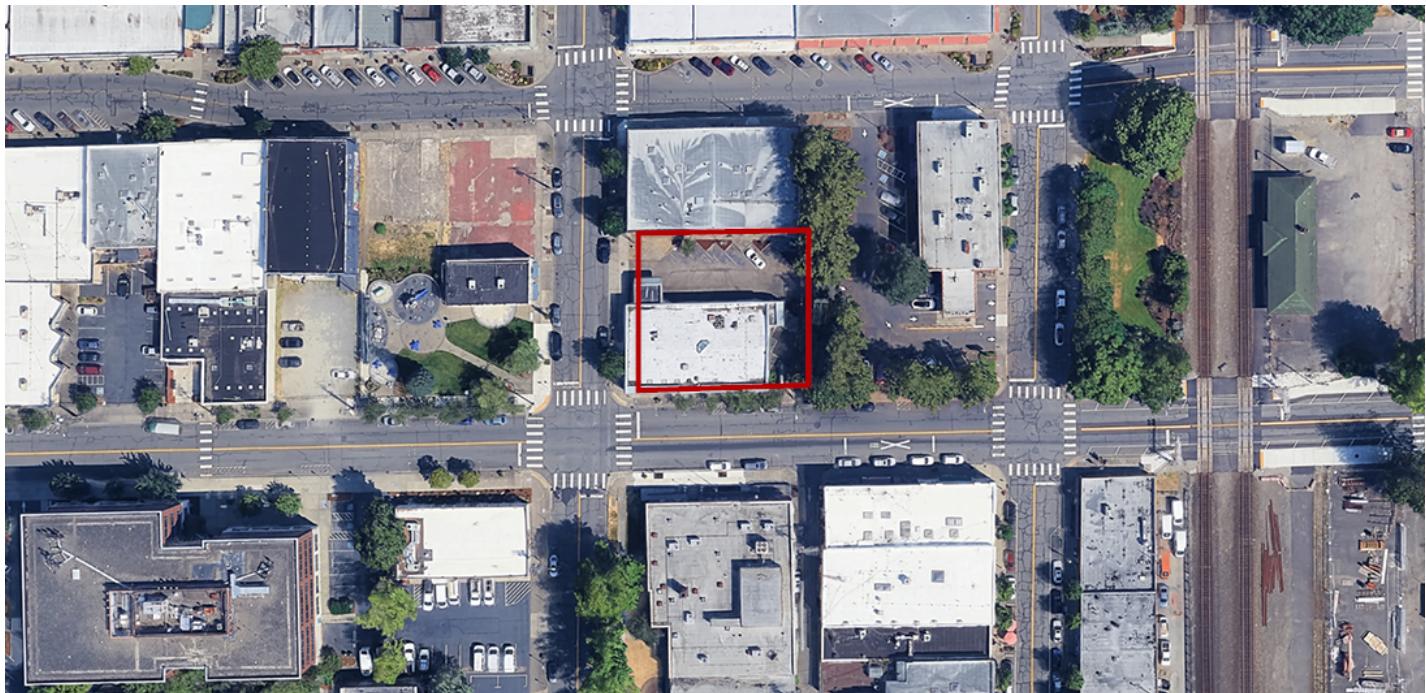
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# EXECUTIVE SUMMARY

221 West Gowe Street

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## OFFERING SUMMARY

<b>PRICE:</b>	\$2,205,000
<b>TOTAL SF:</b>	5,880
<b>LOT SIZE:</b>	0.30 Acres
<b>FRONTAGE:</b>	120' on Gowe & 110' on Gowe St
<b>PARKING:</b>	Surface   9 Spaces
<b>YEAR BUILT:</b>	1931
<b>RENOVATED:</b>	1981
<b>ZONING:</b>	DCE

## PROPERTY OVERVIEW

Nestled in the heart of downtown Kent, 221 W Gowe St offers a prime location with excellent visibility and accessibility. This versatile property presents a unique opportunity for businesses or investors seeking a central spot surrounded by thriving local amenities, public transit, and growing community infrastructure. Whether you're looking to establish a retail presence, office space, or a creative hub, this address delivers the potential and presence to elevate your vision.



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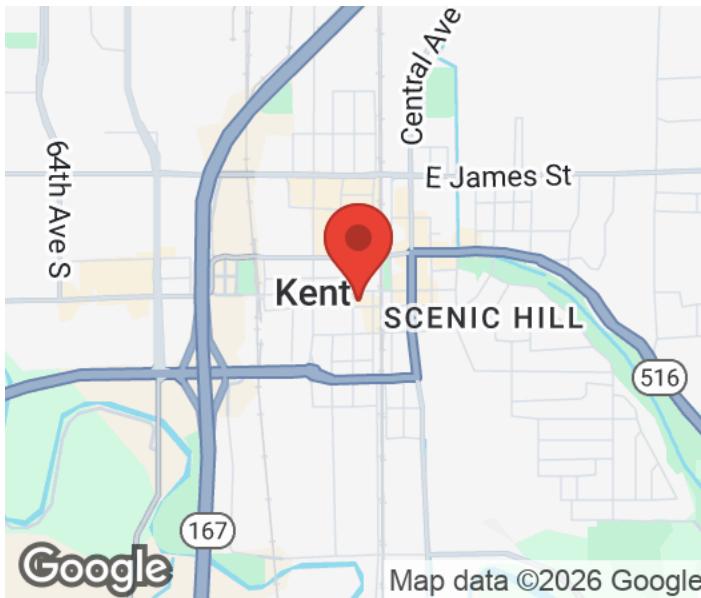
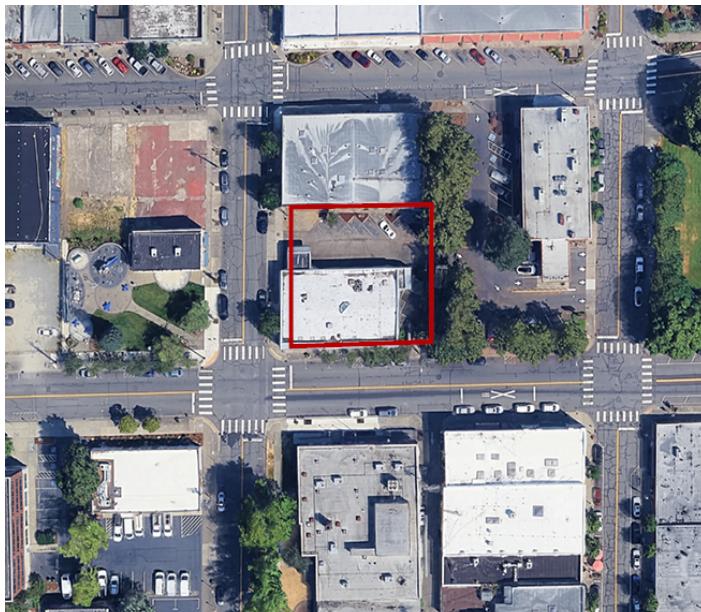


**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## LOCATION & HIGHLIGHTS

221 West Gowe Street

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## LOCATION INFORMATION

Building Name: 221 West Gowe Street

Street Address: 221 West Gowe Street

City, State, Zip Kent, WA 98032

County: WA- King

Market: King County

Sub-market: Kent

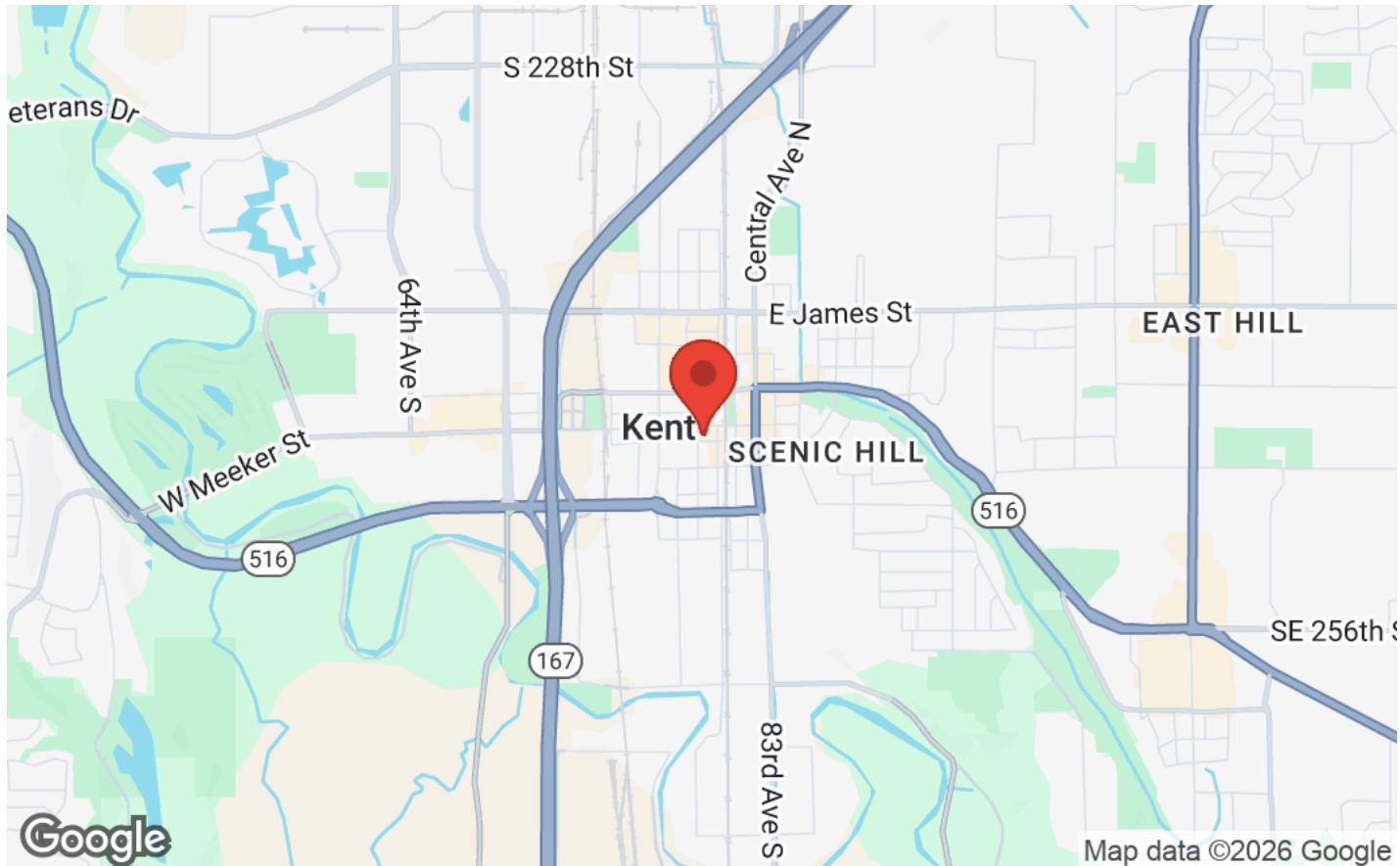
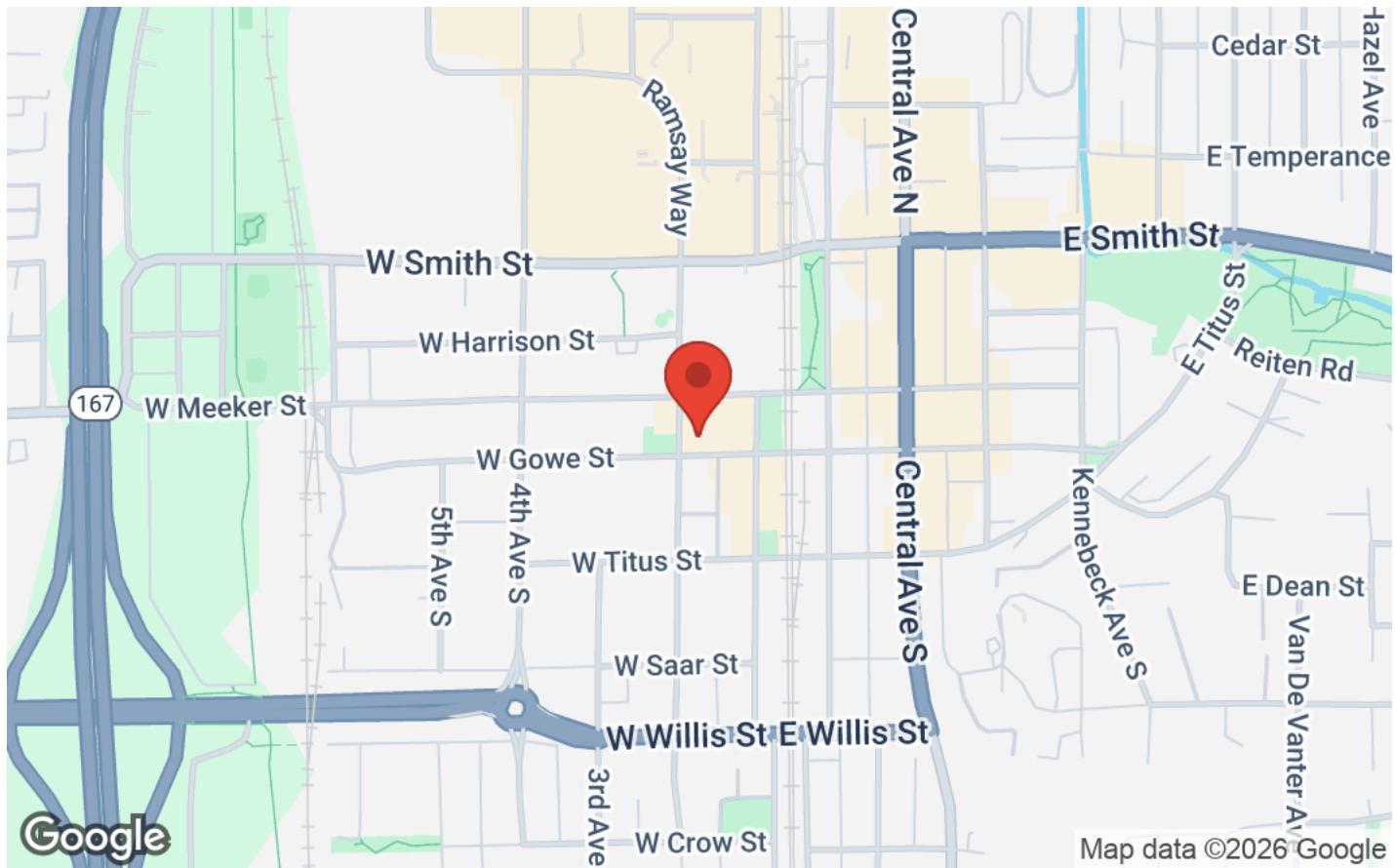
## LOCATION OVERVIEW

Prime Downtown Kent Location! 221 W Gowe St is conveniently situated in the heart of Kent, WA, with easy access to SR 167, SR 516, and I-5—connecting you to Seattle, Tacoma, and beyond. Just minutes from Kent Station, ShoWare Center, and Green River trails, this vibrant location offers excellent transit, dining, and recreation options. Perfect for business or investment in a thriving community!

## LOCATION MAPS

221 West Gowe Street

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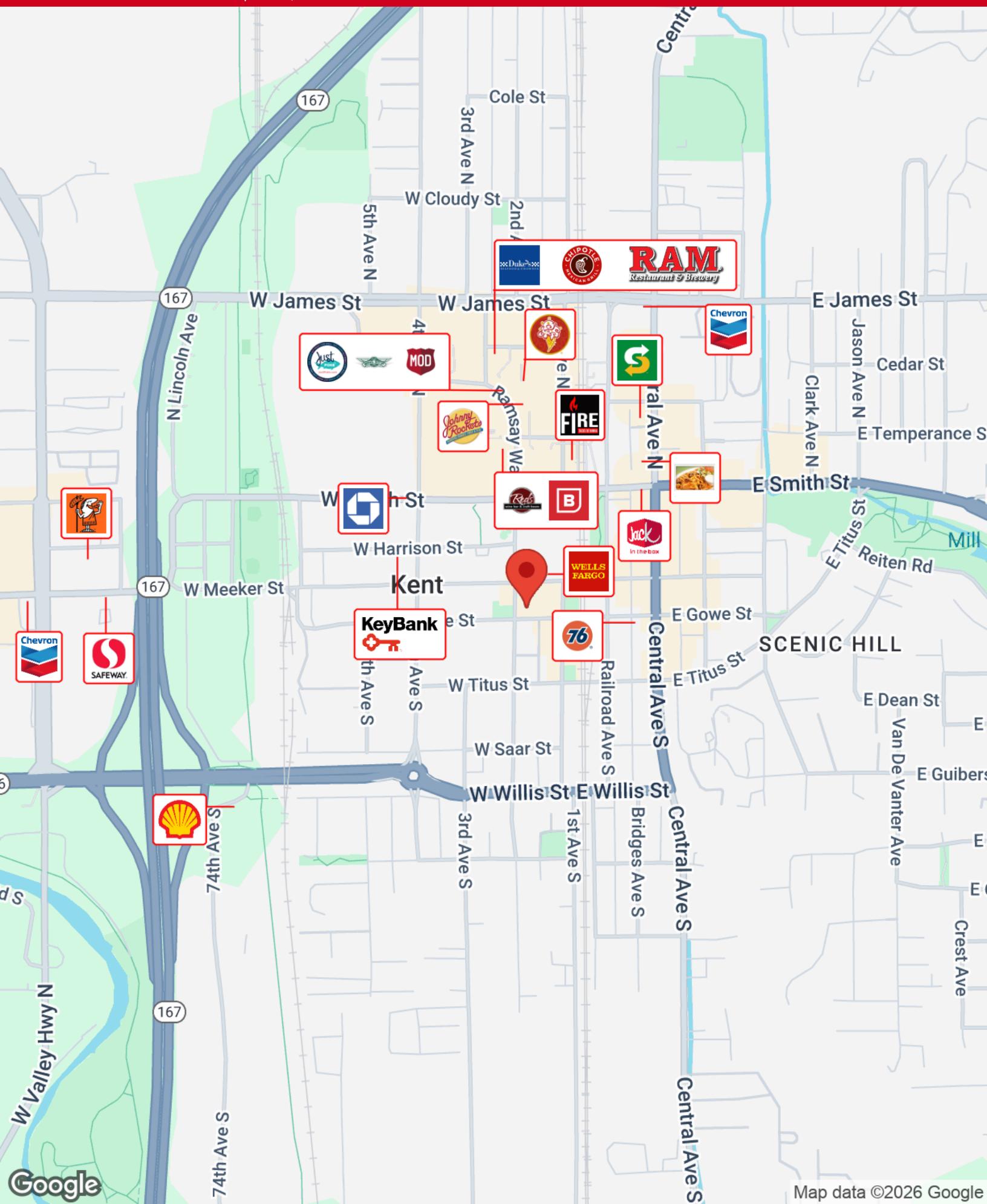
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## BUSINESS MAP

221 West Gowe Street

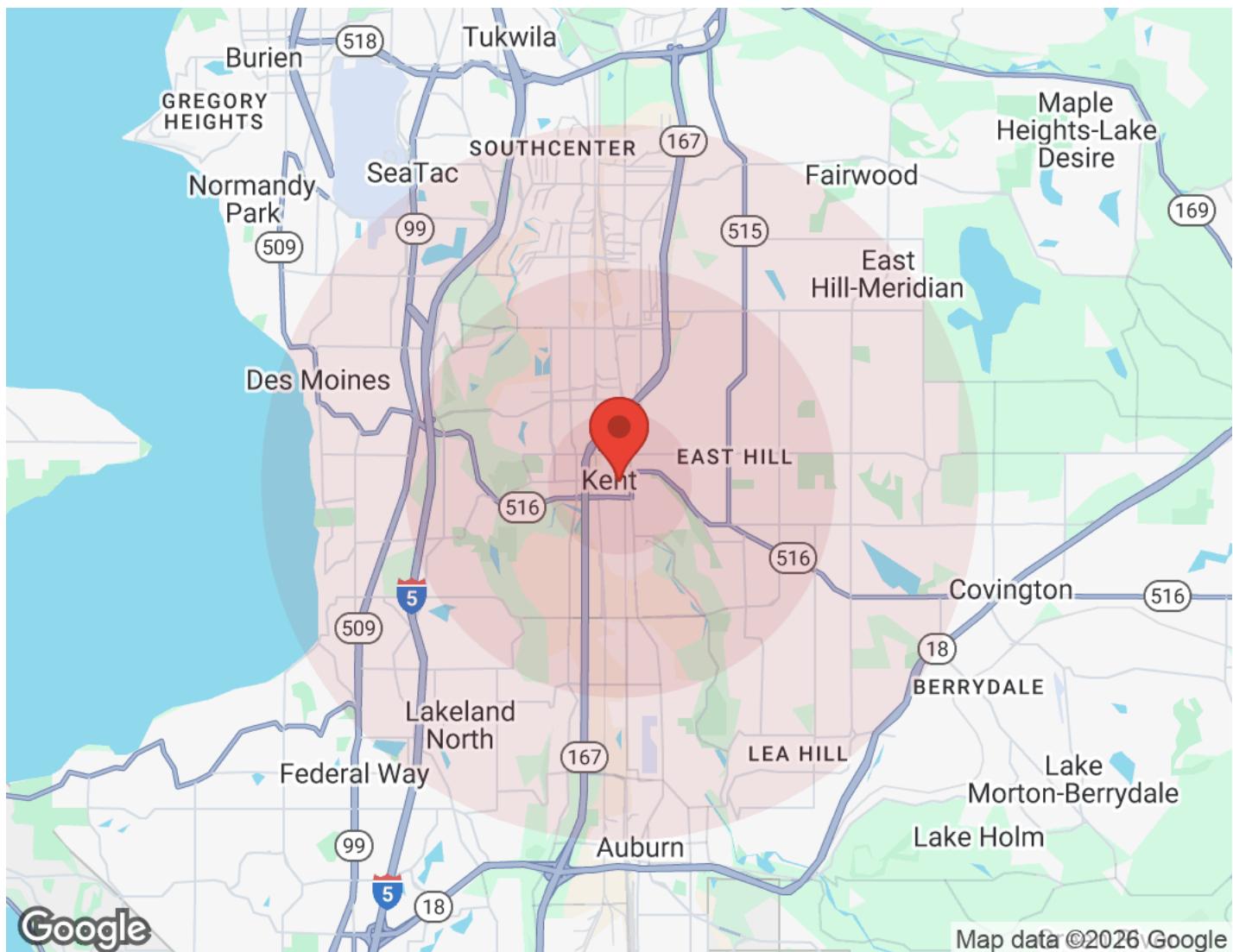
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# DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles	
Male	7,557	51,635	136,718	Median	\$75,144	\$93,505	\$97,735	
Female	7,014	50,042	134,373	< \$15,000	534	2,299	5,384	
Total Population	14,570	101,677	271,091	\$15,000-\$24,999	585	1,448	4,343	
<b>Age</b>								
Ages 0-14	2,328	18,566	48,271	\$25,000-\$34,999	359	1,687	4,260	
Ages 15-24	1,910	13,107	34,102	\$35,000-\$49,999	638	3,022	8,526	
Ages 25-54	6,848	46,666	120,537	\$50,000-\$74,999	1,025	6,028	13,807	
Ages 55-64	1,509	11,109	31,477	\$75,000-\$99,999	971	5,170	13,231	
Ages 65+	1,976	12,233	36,706	\$100,000-\$149,999	978	7,119	19,442	
<b>Race</b>								
White	6,405	39,359	112,991	\$150,000-\$199,999	478	4,226	11,516	
Black	1,875	13,940	34,591	> \$200,000	723	5,622	16,197	
Am In/AK Nat	77	346	949	<b>Housing</b>				
Hawaiian	329	1,871	4,202	Total Units	6,775	39,238	103,683	
Hispanic	2,768	15,811	41,043	Occupied	6,289	36,621	96,707	
Asian	2,350	25,501	64,221	Owner Occupied	1,543	17,726	53,936	
Multi-Racial	712	4,606	12,552	Renter Occupied	4,746	18,895	42,771	
Other	51	234	542	Vacant	486	2,617	6,976	

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