

FOR LEASE/SALE:



MEEKER SQUARE | PRIME ANCHOR SPACE

105 Washington Avenue N
Kent, WA 98032

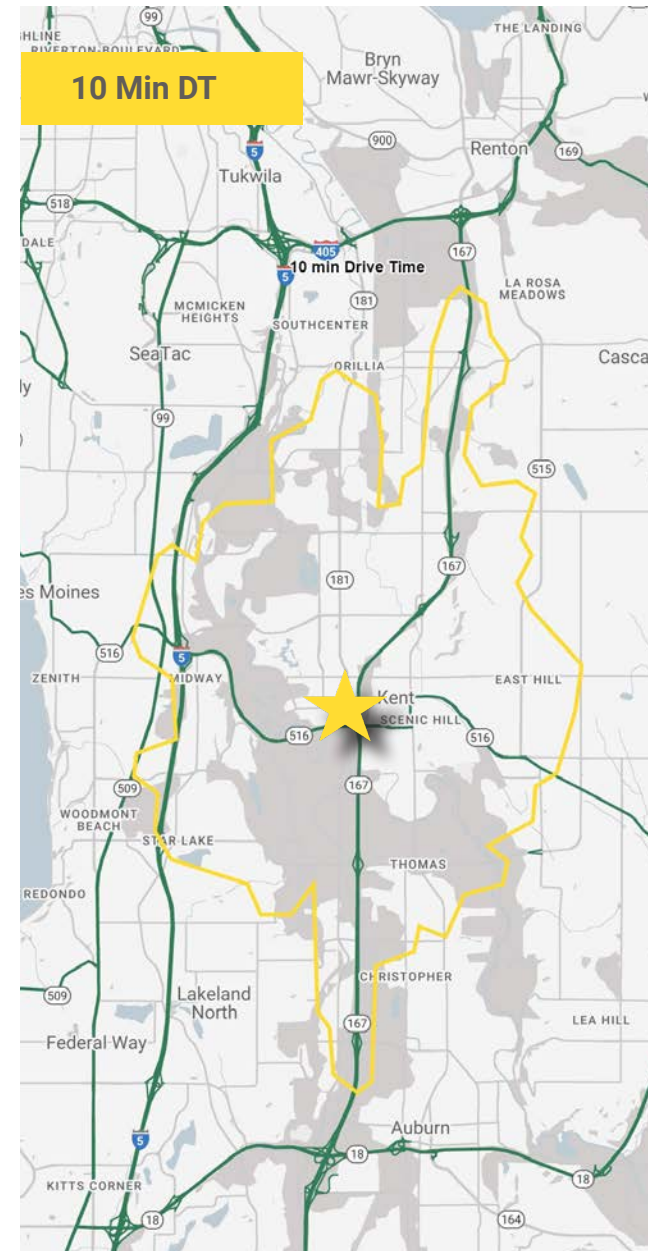
LISTING SUMMARY

Meeker Square | Prime Anchor Space
105 Washington Avenue, N, Kent, WA

MEEKER SQUARE | PRIME ANCHOR SPACE

The site is located on Kent's Main Street Corridor. Anchored by strong national tenants including Big Lots, O'Reilly's, additional strong daily tenant drivers include DSHS, restaurants and community services. With a favorable combination of strong demographics, high traffic counts, and excellent visibility, this location presents an exciting opportunity for any tenant seeking to occupy the former Rite Aid standalone building at the prominent corner site.

- Former Rite Aid: 17,626 SF includes 753 SF mezzanine
- 2 Lane drive thru
- Rental Rate: \$22.00 PSF, NNN
- Sale Price: Call for Details
- Traffic Counts at Intersection: 35,999 ADT
- 3 monument signage panels available
- 342,000 Visitors to Center Annually (Placer ai)



POPULATION
85,322



DAYTIME POPULATION
65,738



HOUSEHOLDS
31,944



AVERAGE HH INCOME
\$110,463

LISTING SUMMARY

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**STRONG
ANCHOR
TENANTS**

HIGH-VISIBILITY MONUMENT SIGNS

E MEEKER STREET 111,295 ADT

HIGH-TRAFFIC COUNTS

24,704 ADT

WASHINGTON AVE N

LISTING SUMMARY

Meeker Square | Prime Anchor Space
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CENTER
TENANTS
INCLUDE



DRIP TEA

egghole



PROPERTY SUMMARY

MARKET AERIAL

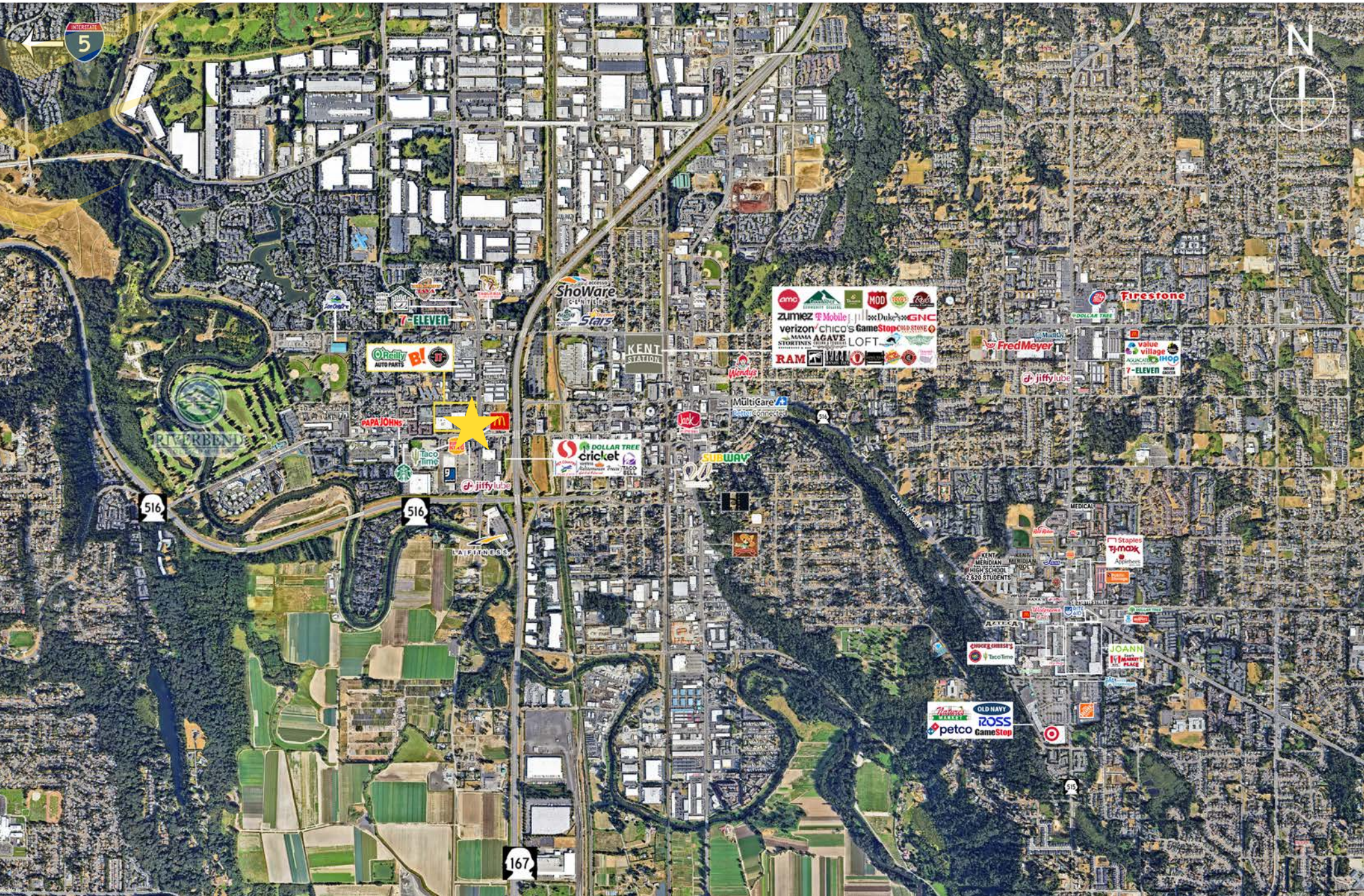
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PROPERTY SUMMARY

MARKET AERIAL

Meeker Square | Prime Anchor Space
105 Washington Avenue, N, Kent, WA



PROPERTY SUMMARY

CITY SUMMARY

Meeker Square | Prime Anchor Space
105 Washington Avenue, N, Kent, WA



KENT, WA is a prime location providing attractive and efficient access for product distribution as well as a highly skilled and centrally located labor force. With over 8,000 firms, 78,000 jobs and a diverse economic base, Kent has had very steady and strong increases over the past decade in gross business income, taxable sales, total employment and population. Totalling over \$8 billion, Kent has the highest gross business income among its peer cities in King County, exceeding second-ranked Renton by more than \$2.5 billion. Kent is home to the fourth largest manufacturing and distribution area in the United States. ~ City of Kent

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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