

DO NOT DISTURB TENANTS

FOR LEASE

302 E Smith Street
Kent, WA 98032

FREESTANDING BUILDING W/DRIVE-THRU

Chandler Williams | Steve Erickson

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com





302 E SMITH STREET:

- **DO NOT DISTURB TENANTS**
- 1,395 SF Freestanding Building at the Intersection Busy Central Ave N & E Smith Street
- Existing Drive-Thru
- Call Broker for Rates
- Pylon Sign Available
- Parking: 10 Standard & 1 ADA
- Restrooms: 2 ADA
- Traffic Counts:
 - E Smith Street: 27,992 ADT
 - Central Ave N: 17,288 ADT
- Zoning: GC-MU. Drive-thru uses allowed. Tenant to verify uses with the city.



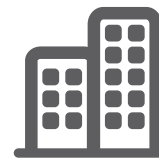
Click For More
Information
On Authorized
GC-MU Zoning



Population



Average HH Income



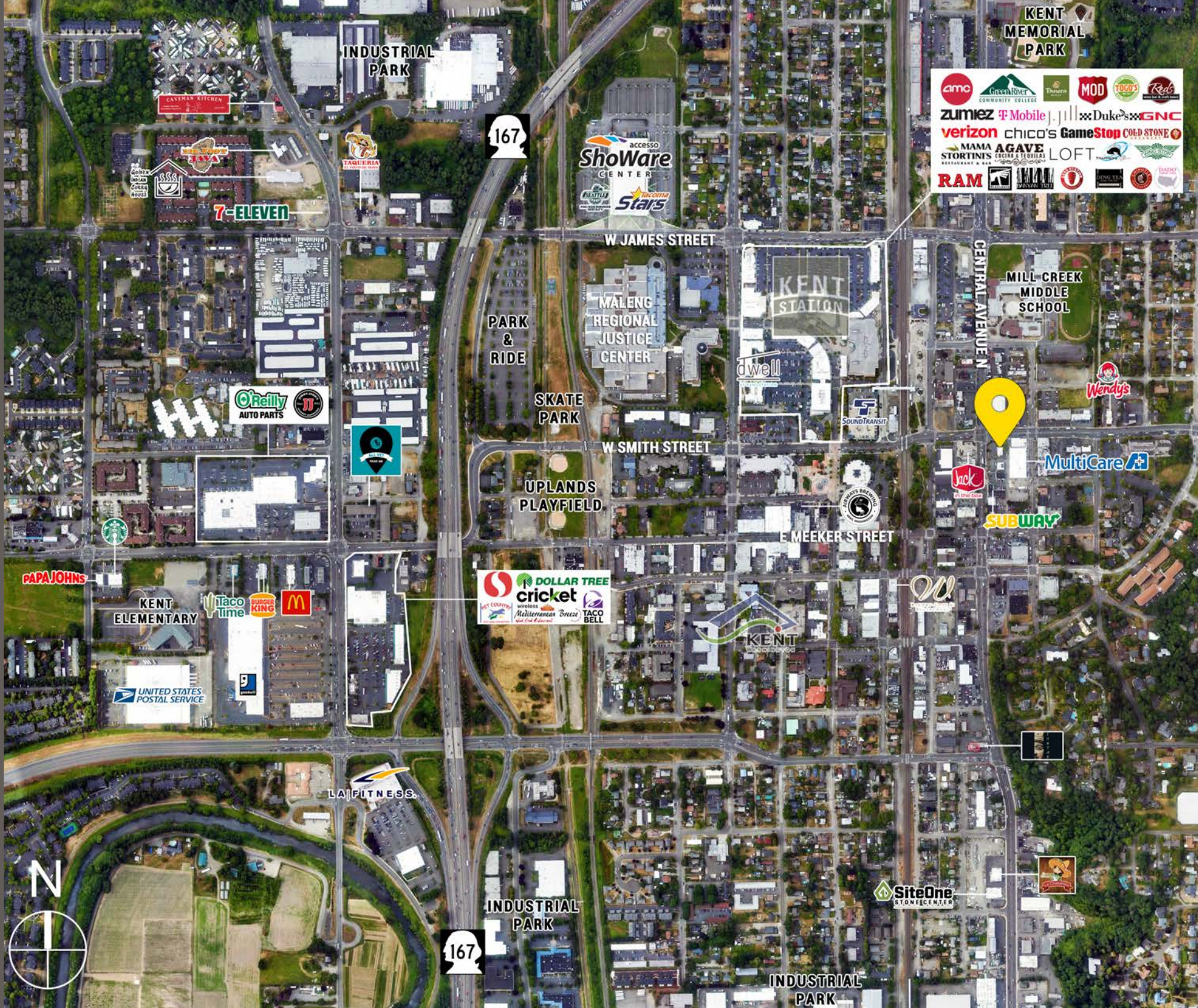
Daytime Population

REGIS - 2025

Mile 1	17,858	\$101,861	9,831
Mile 3	102,113	\$125,480	55,366
Mile 5	267,344	\$129,394	127,880



LOCATION AERIAL



amc
Buck River Community College
MOD
YOGI'S
Red
zumiez
T-Mobile
Duke's
GNC
verizon
chico's
GameStop
COLD STONE
MAMA AGAVE
STORIN'S
LOFT
RAM
WAVAN TOWN
DART

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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