

AVAILABLE FOR LEASE OR SALE

# FORMER RITE AID

*Freestanding Building at the Corner  
of 104th SE & SE Kent-Kangley Rd*

10407 SE 256TH ST, KENT, WA 98030



AVAILABLE FOR LEASE OR SALE



### PROPERTY HIGHLIGHTS

OFFERING	For lease or sale
TOTAL BUILDING	11,837 SF
LOT SIZE	± 0.94 Acres
ZONING	Community Commercial

### PERMITTED USES

Hardware (retail), Sporting Goods, Food and Convenience Store, Automotive/Motorcycle Accessory Sales, Bank, Drug Store, Day Care, Urgent Care (Medical), Liquor Store, Drive-Thru

### 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	21,753	111,877	245,260
DAYTIME EMPLOYEES	4,958	38,160	101,411
HOUSEHOLDS	7,664	39,575	86,971
AVG HH INCOME	\$107,628	\$128,218	\$134,146

*NOW*  
AVAILABILITY

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FOR PRICE AND DETAILS

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AVAILABLE FOR LEASE OR SALE

**\$100,000+**  
AVERAGE LOCAL HOUSEHOLD INCOME

**31,360+**  
AVERAGE DAILY VEHICLES

**HIGH VISIBILITY**  
AT THE INTERSECTION OF TWO MAJOR ROADWAYS



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