



*CORNER DEVELOPMENT SITE*

RENTON, WASHINGTON

**AC** AYERS  
COMMERCIAL  
GROUP

## THE OFFERING ———

# ***HIGH TRAFFIC CORNER LOT FOR GROUND LEASE OR SALE***

## ***UNPRICED***

Ayers Commercial Group is pleased to present the opportunity to **ground lease** or **purchase** a 0.76-acre lot in an established trade area anchored by Fred Meyer. The property is situated at the **hard corner of a major thoroughfare** connecting area homes with two freeways, with **combined average daily traffic count of 56,986**. The site is located **adjacent to future 7-Eleven gas station**, and will have shared access from Benson Dr and SE Petrovitsky Rd with 7-Eleven. Ideal for **QSR, bank, or other retail development**.



## PROPERTY SUMMARY

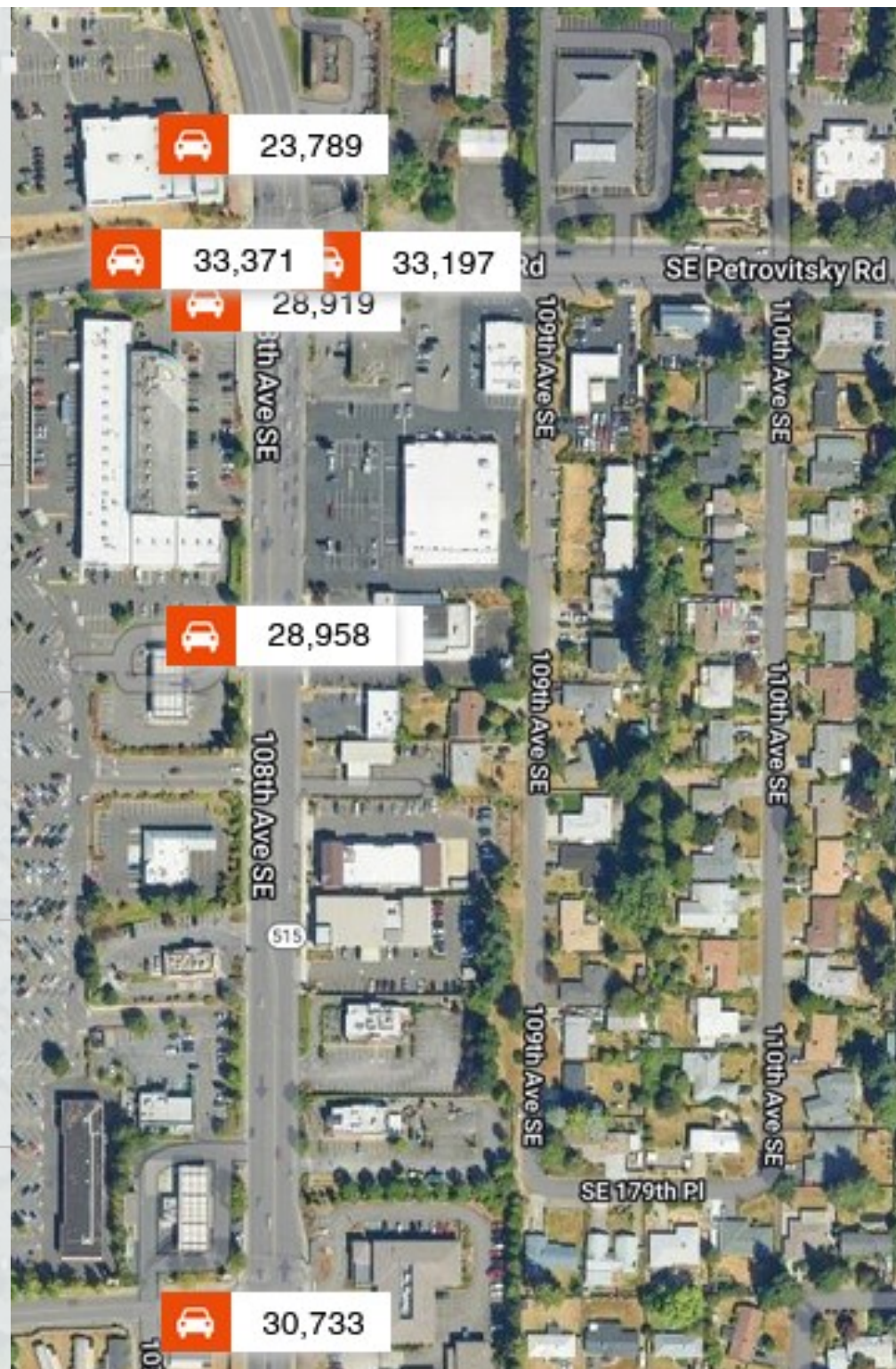
ADDRESS **NEC Benson & Petrovitsky  
Renton, WA 98055**

PARCEL NUMBER **292305-9110**

LOT SIZE **33,288 SF | 0.76 AC**

ZONING **CA**

DAILY TRAFFIC COUNT **56,986**







Public Storage



SITE



SE PETROVITSKY RD

SE CARR RD



108TH AVENUE





DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"



**JON GRAVES ARCHITECTS & PLANNERS**  
11100 13TH AVE, SUITE 100, TACOMA, WA 98402  
360.276.2514



**7-ELEVEN & CHASE  
BANK BUILDING PAD**  
10828 SE Petrowsky Rd. and 17420 Benson Dr. SE,  
Renton, Washington 98055

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OR

CONSTANT

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Week 104.9

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# RENTON DEVELOPMENT SITE



**JEFF AYERS**

OWNER | DESIGNATED BROKER

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**SONIC**

**SITE**