



Kneeland Plaza End Cap Space with Drive-Thru

This 10,400 SF end cap retail space offers an open floor plan at Kneeland Plaza, a beautifully maintained, professionally managed shopping center just off Highway 101. Recent upgrades include new automatic glass door and grade-level loading door. The recently striped and seal-coated parking lot provides ample parking for tenants and visitors. The center is conveniently located near Fred Meyer, Walmart, and Mason General Hospital, ensuring strong traffic. The space features separately metered gas and electricity for tenant convenience.

Property Overview

- Drive-thru
- End cap retail
- Brand new automatic glass doors
- Grade level roll-up door
- 9'11" drop ceiling
- Parking lot recently seal coated and striped
- Available Space: 10,400sf, demisable
- Asking Rent: \$23.00/sf/yr NNN
- NNN Estimate of \$6.48/sf/yr
- Tenant pays power and gas
- Available March 1, 2026
- Please do not disturb the tenant

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

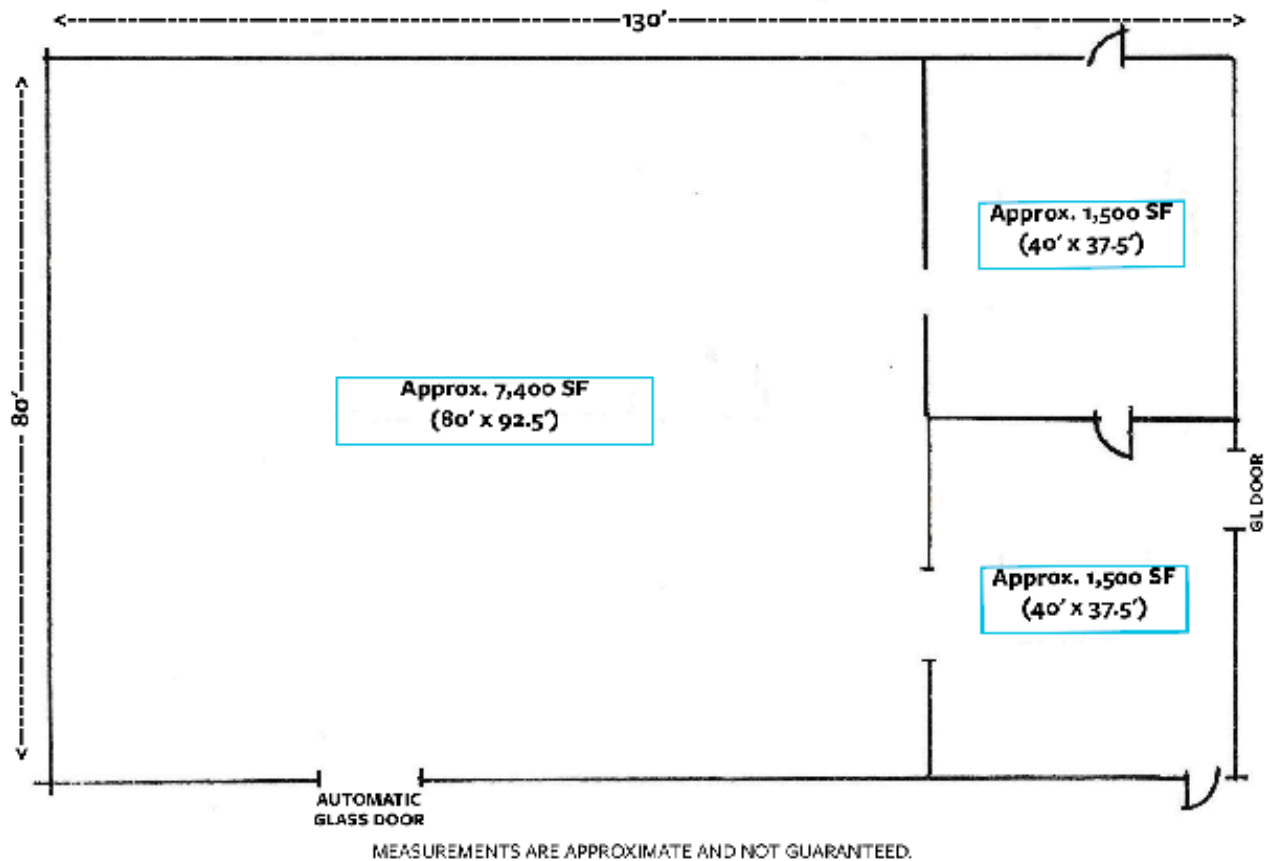




EXTERIOR PHOTOS



FLOOR PLAN SKETCH



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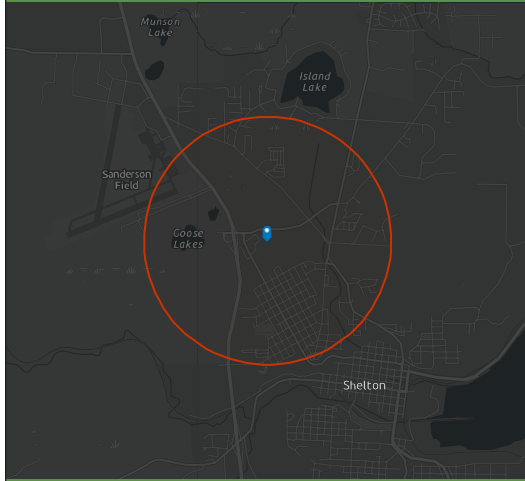


DEMOGRAPHICS

DEMOGRAPHIC PROFILE

301 E Wallace Kneeland Blvd, Suite 212, Shelton, Washington, 98584

Ring of 1 mile



Source: This infographic contains data provided by Esri (2025, 2030).
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EDUCATION

12.8%

No High School Diploma

38.0%
High School Graduate30.1%
Some College/
Associate's Degree19.1%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

49.5%



Blue Collar

30.7%



Services

19.7%

5.2%

Unemployment Rate

KEY FACTS

3,693

Population

40.1

Median Age

1,315

Households

\$62,259

Median Disposable Income

INCOME



\$76,255

Median Household Income



\$34,754

Per Capita Income



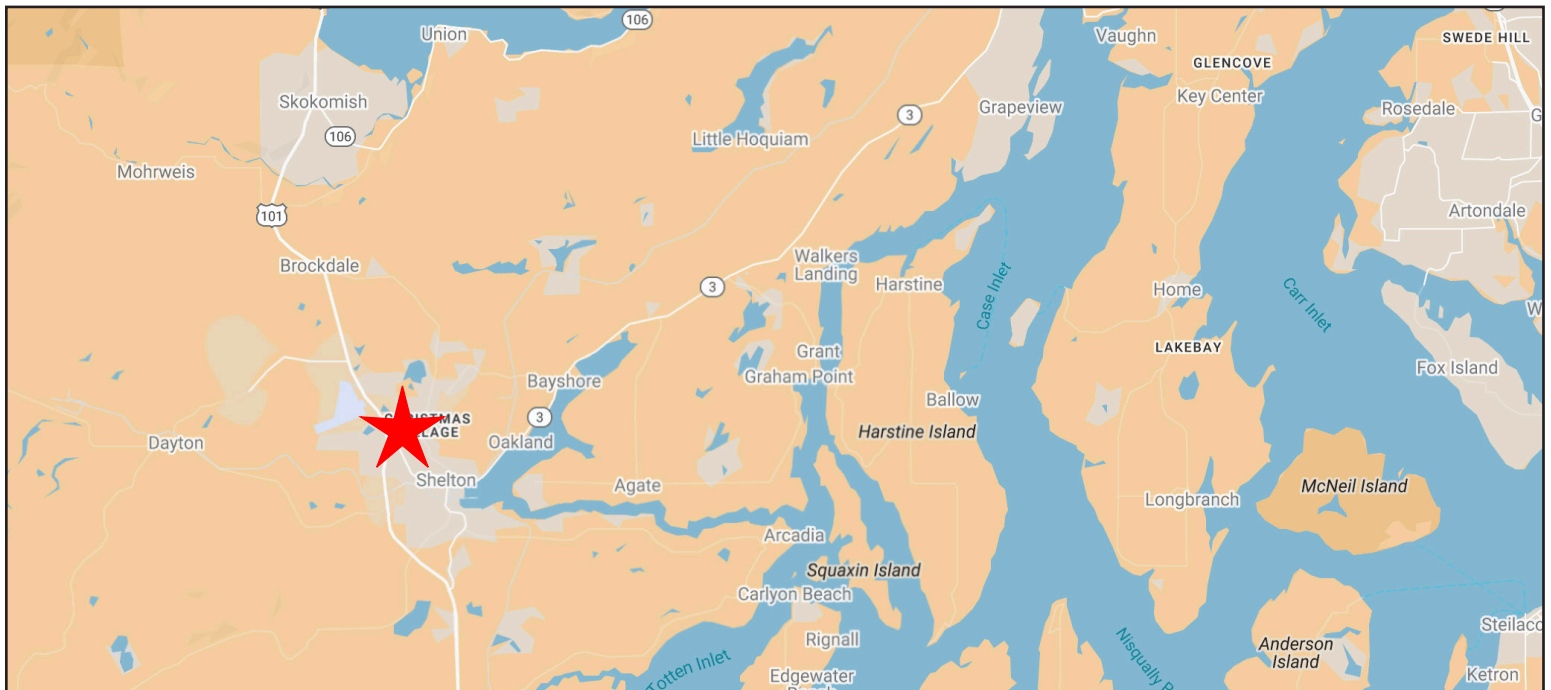
\$154,955

Median Net Worth

HOUSEHOLD INCOME (\$)



REGIONAL MAP



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