



FOR LEASE/SALE

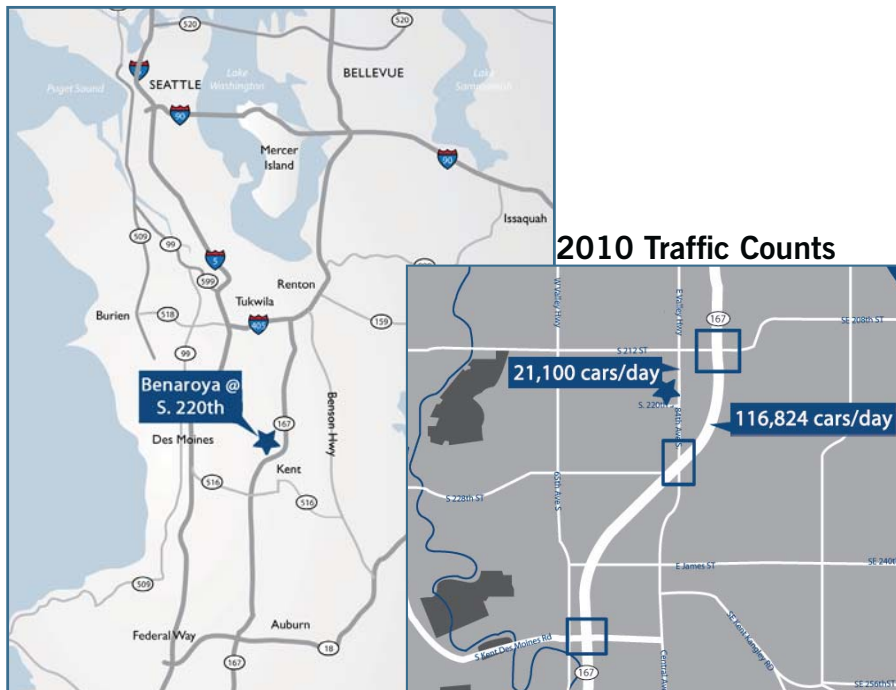


Benaroya @ S. 220th

Benaroya @ S. 220th features exceptional exposure on East Valley Highway and excellent access on and off of SR-167 with daily traffic counts of over 21,000 cars. Centrally located, it is within two miles of Kent Station, Showare Events Center, Green River Community College and robust residential and employee populations. Abundant free parking and excellent access.

Type: Retail
Location: Kent
21851 84th Avenue S.
Kent, WA 98032

- 13,400 sf, 1-story building (divisible)
- 4 acre site +/- (172,519 sf)
- Zoned GWC - Retail - all types, daycare center, food and convenience, gasoline service station, restaurant, repair services, car wash, veterinary clinic, church, etc.
- Free parking (9.5/1,000)
- Flexible floor plan
- Easy access with two access points including signalized access at S. 220th Street
- Build-to-suit opportunity
- For sale or lease





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Demographic	5 Mile Radius
2010 Residential Population	232,009
2010 Employee Population	152,213
2010 Households	89,434
2010 Average HH Income	\$78,081

