

PREMIER BIG BOX OPPORTUNITY

10201 SE 240TH ST | KENT, WA 98031

Image Landsat / Copernicus

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Kent, WA is one of South King County's key employment and retail centers, offering a strategic location between Seattle and Tacoma with access to a large consumer base. Excellent connectivity via SR 167, SR 516, and Interstate 5 provides convenient access to major employment hubs and Seattle-Tacoma International Airport. Supported by a diverse economy and continued residential growth, Kent remains an attractive market with strong fundamentals and long-term growth potential.

167,146 SF
BUILDING SIZE | WILL DEMISE

556,261 SF
LOT SIZE

\$18.00
PER SF

+/- \$5.00
NNN PER SF

KENT, WA

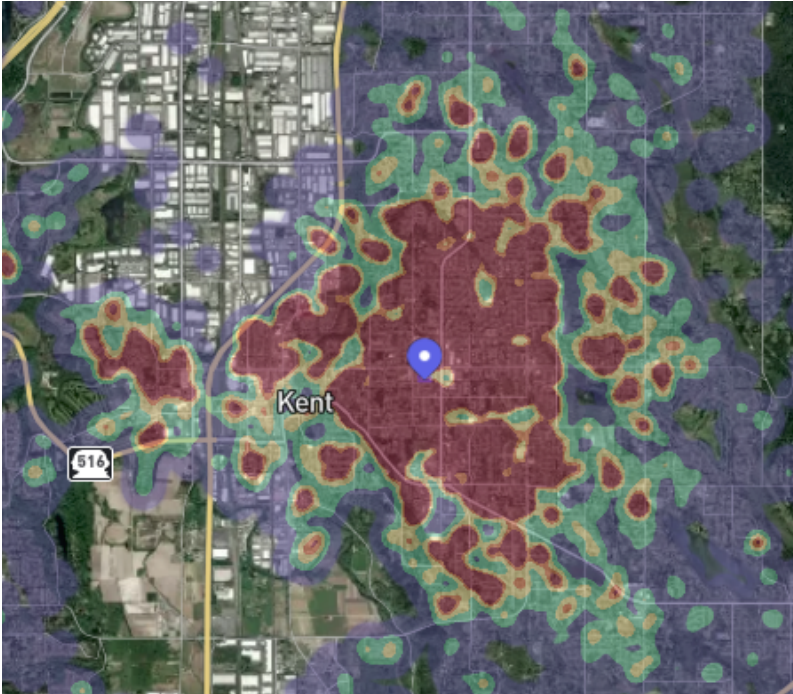
The Kent trade area surrounding this site benefits from a large and affluent customer base, strong regional accessibility via SR 167 and SR 516, and a substantial daytime workforce. Nearby retailers include Grocery Outlet, Planet Fitness, AutoZone, Taco Bell, and a variety of additional national and local businesses that drive consistent consumer traffic to the area. Continued residential growth and Kent's role as a major South King County employment center further support long-term demand.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	23,797	112,934	255,524
DAYTIME POPULATION	11,704	93,951	168,841
AVG. HH INCOME	\$106,004	\$133,119	\$140,042
MED. HH INCOME	\$86,045	\$104,841	\$109,526
EMPLOYEES	5,075	61,087	94,048
BUSINESSES	837	5,359	11,817
HOUSEHOLDS	8,668	40,296	91,321
MEDIAN AGE	33.6	35.5	35.8



TRADE AREA



[VIEW DEMO REPORT](#)

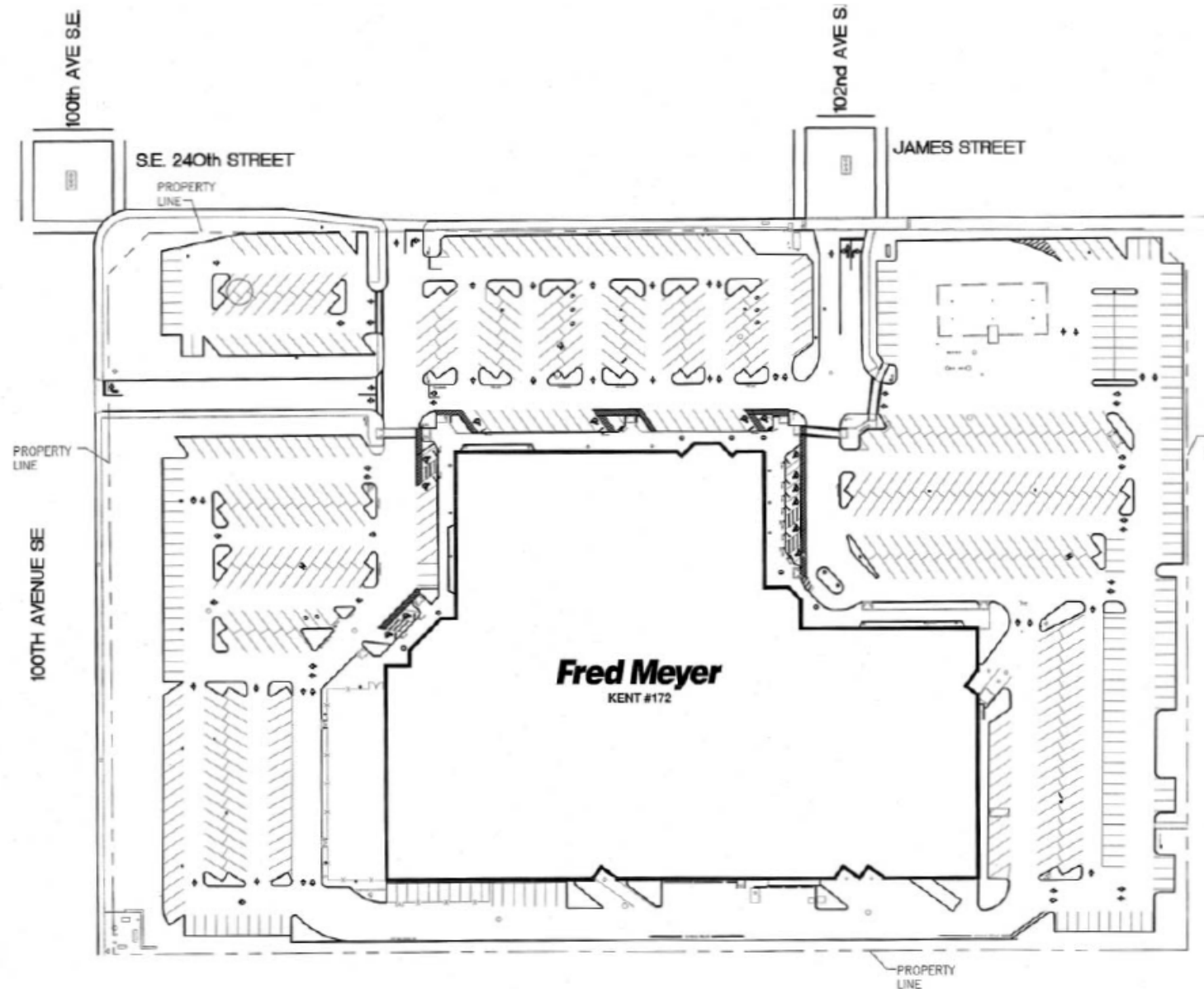
[VIEW FRED MEYER PLACER REPORT](#)

*2026 PROJECTIONS FOR 1, 3, 5 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA
FRED MEYER DATA COLLECTED FROM PLACER.AI

SITE PLAN

SITE HIGHLIGHTS

- Building
 - 1st Floor: 149,769 SF
 - 2nd Floor: 16,377 SF
 - Total SF: 167,146 SF
- Will Demise
- Garden Center: 8,080 SF
- Dock High Doors: 3
- Parking: 631 Stalls
- Year Built: 1988
- Lot Size: 556,261 SF (12.77 AC)
- King County APN: 783080-0006
- Zoning: Community Commercial (CC)
- \$18.00 per SF
- +/- \$5.00 NNN per SF



GROWTH DRIVERS



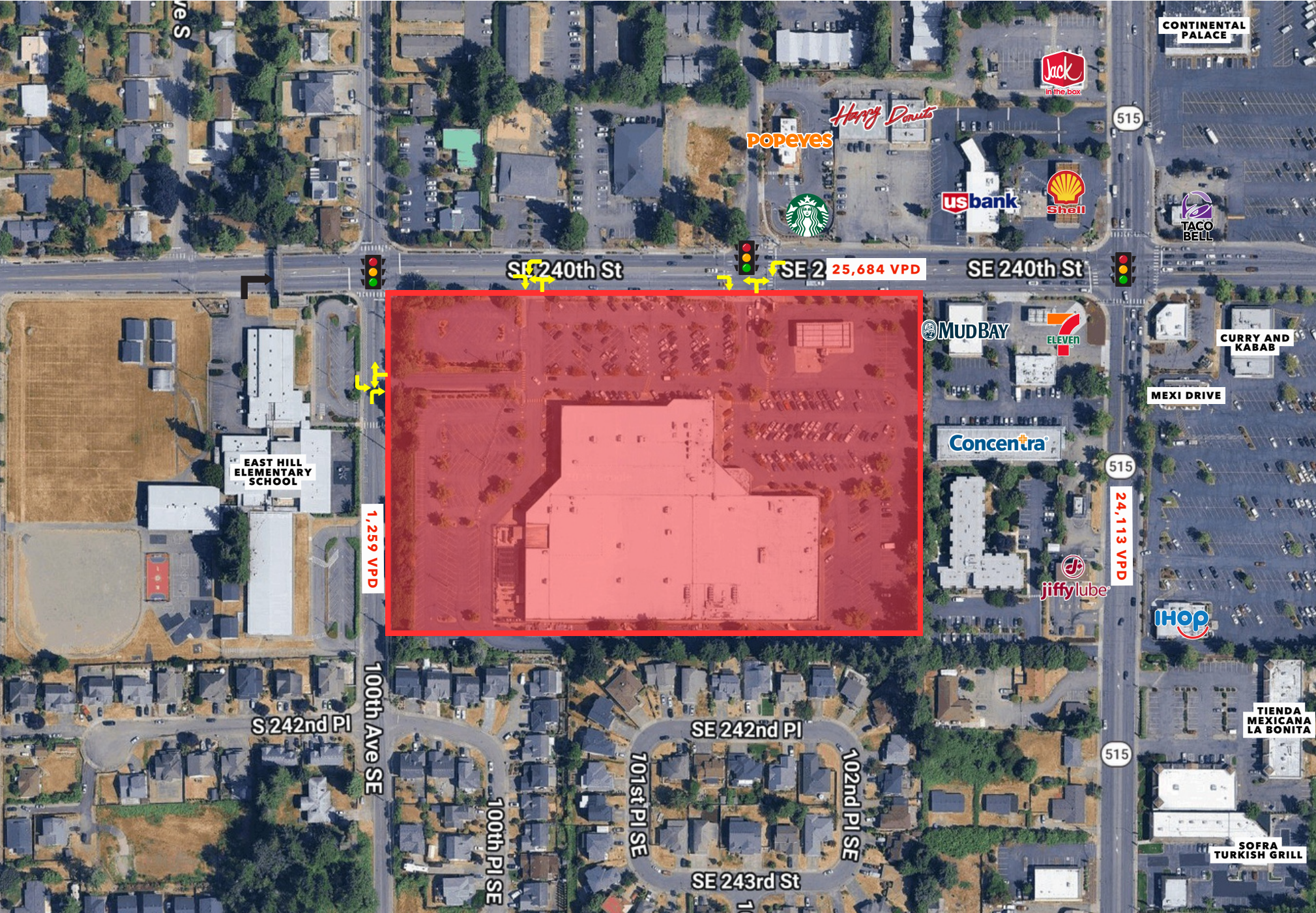
OUTER AERIAL



INNER AERIAL



ACCESS AERIAL





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