

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

556,261 SF

LOT SIZE

CALL

FOR RATES

KENT, WA

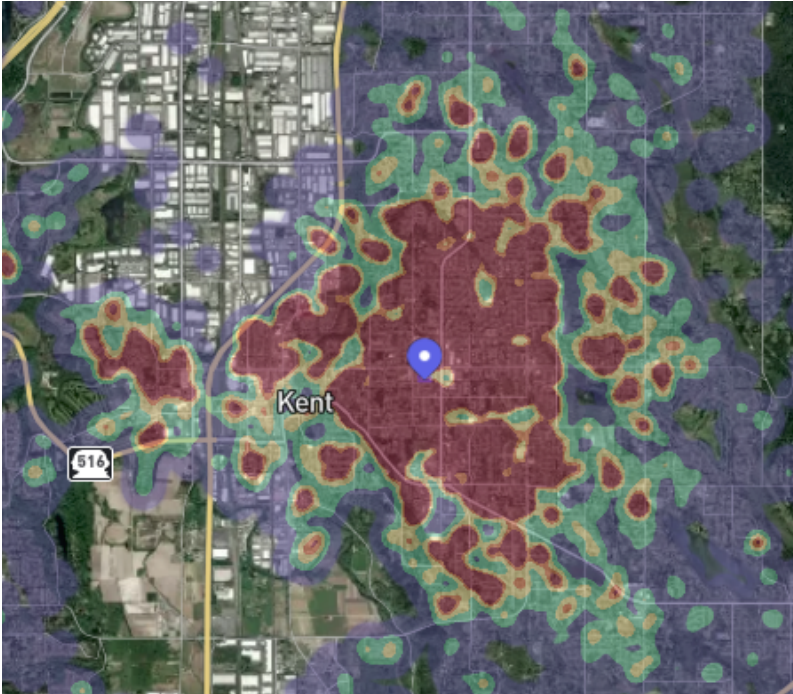
The Kent trade area surrounding this site benefits from a large and affluent customer base, strong regional accessibility via SR 167 and SR 516, and a substantial daytime workforce. Nearby retailers include Grocery Outlet, Planet Fitness, AutoZone, Taco Bell, and a variety of additional national and 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	23,923	112,696	255,720
DAYTIME POPULATION	12,071	92,386	163,547
AVG. HH INCOME	\$103,405	\$130,145	\$135,235
MED. HH INCOME	\$87,314	\$104,117	\$106,744
EMPLOYEES	5,566	60,438	91,677
BUSINESSES	854	5,395	11,866
HOUSEHOLDS	8,649	39,920	90,631
MEDIAN AGE	33.6	35.5	35.8



TRADE AREA



[VIEW DEMO REPORT](#)

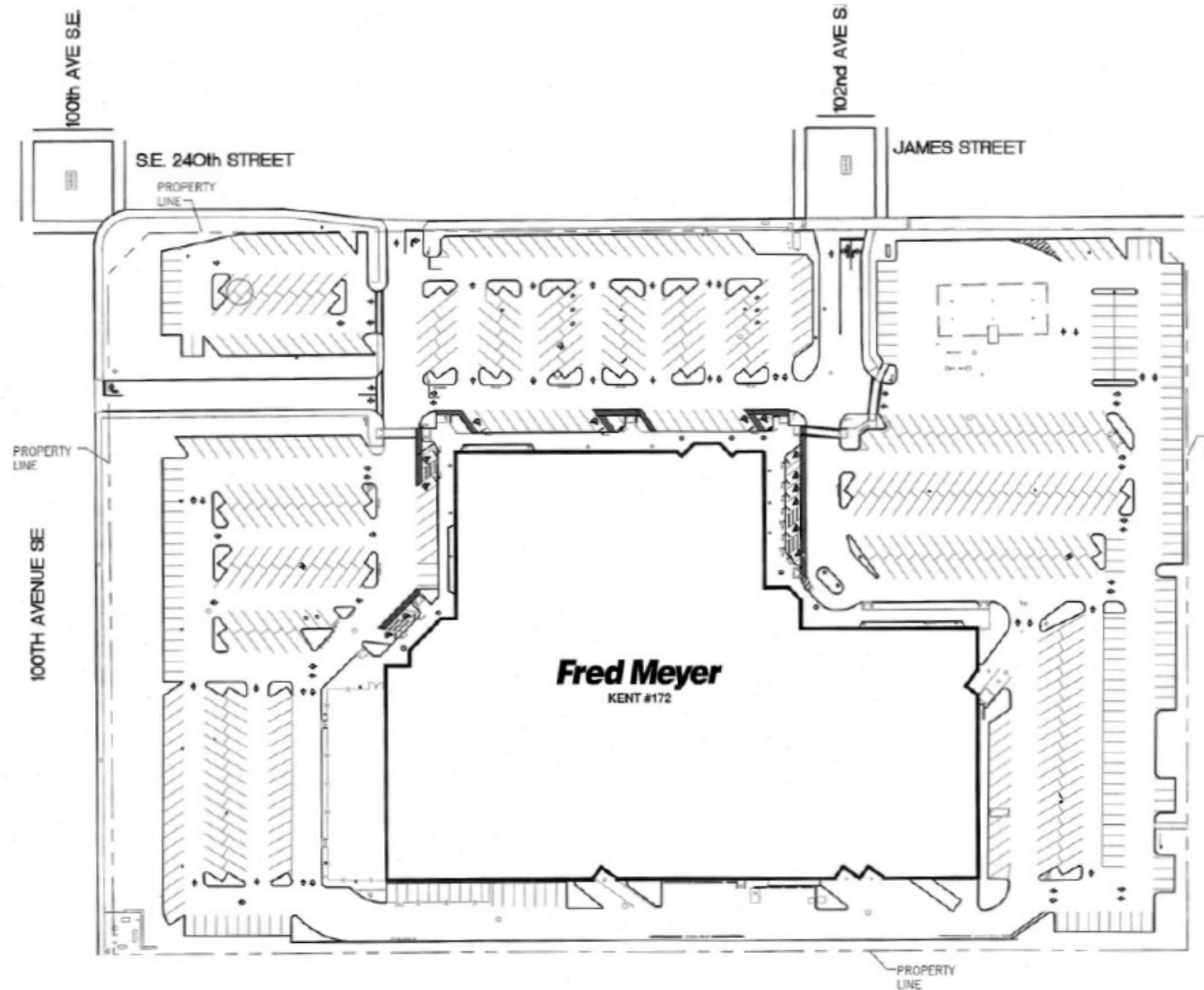
[VIEW FRED MEYER PLACER REPORT](#)

*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
- 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)
- Lease Price: Contact Listing Broker



GROWTH DRIVERS



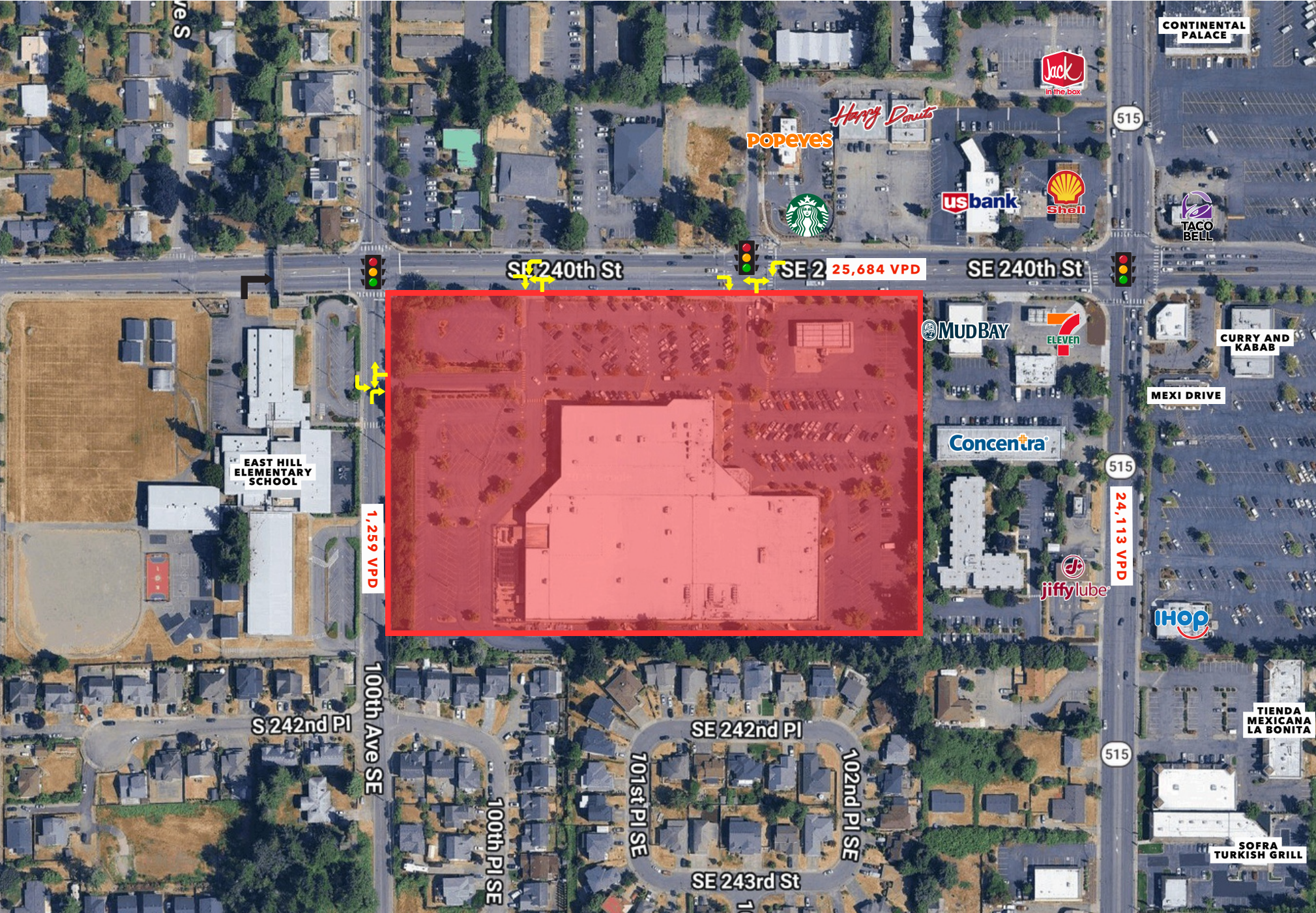
OUTER AERIAL



INNER AERIAL



ACCESS AERIAL





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