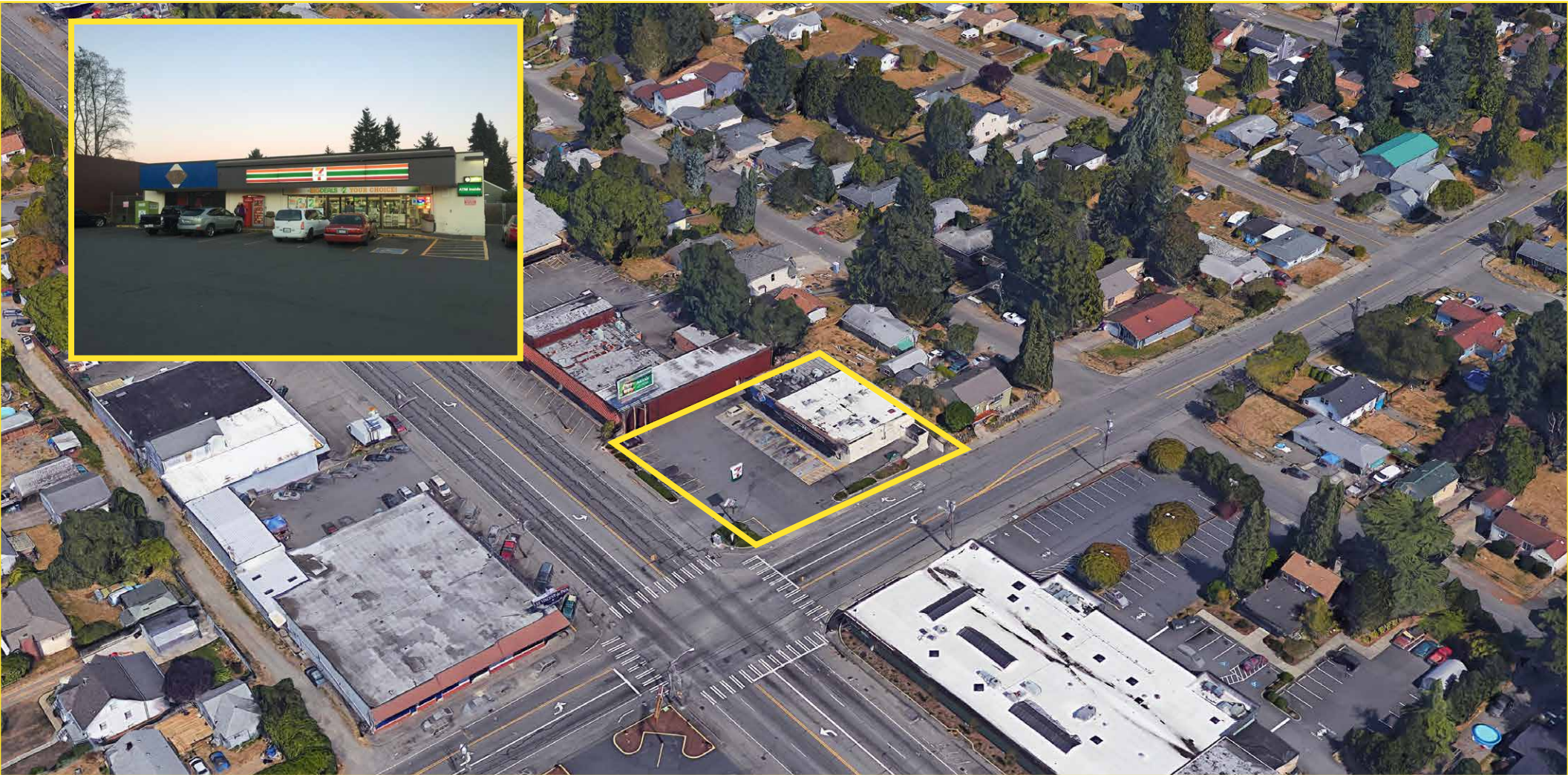




13456 1ST AVENUE SOUTH

Burien, WA 98168

FOR
LEASE



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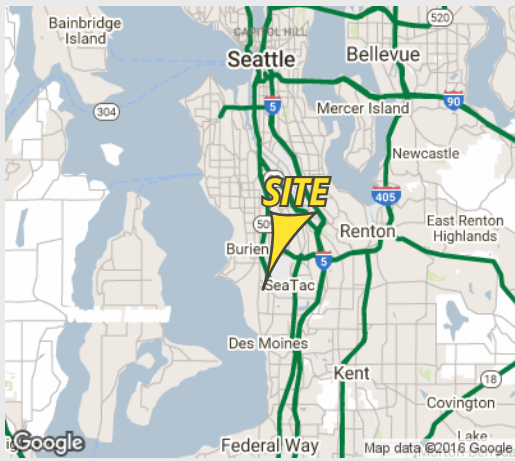
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LOCATION DETAILS

- Located near major retail in Downtown Burien
- 56,000 cars per day on 1st Avenue S
- Short drive the Seatac Airport
- Easy access to major freeways
- 15 minutes to downtown Seattle



AVAILABLE

- 1,666 square feet
- \$28.00 per square foot, plus NNN
- Space will have walk in cooler, hood, bathroom
- Includes 3 parking spaces in front, 2 facing the street plus remaining on your side of the building
- Adjacent to 7-Eleven, Former Dominos Pizza

PROPERTY DESCRIPTION

- Located on the corner of 136th & 1st Ave S
- Plenty of parking
- 7-Eleven exceeds sales expectations
- Several schools in the immediate area

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	18,145	104,610	239,446
Average HH Income	\$61,949	\$69,504	\$73,974
Daytime Population	10,279	68,823	189,112



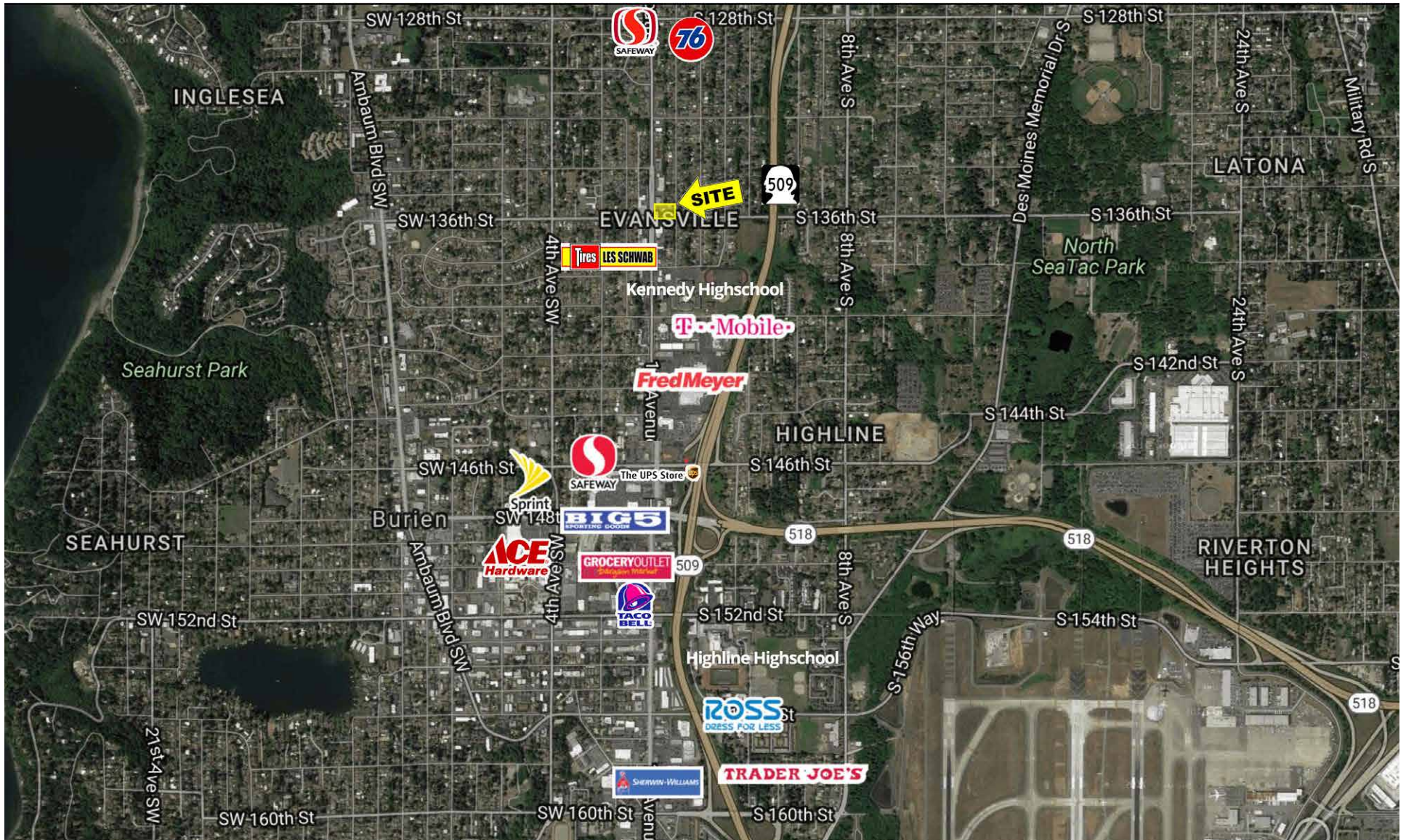
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