



For Sale/Lease



Features

3,074 SF at \$25.00 per SF, NNN

Sale Price: \$1,400,000

Excellent free-standing drive thru with existing restaurant equipment

Shadow anchored by high volume Fred Meyer

High traffic counts on Benson Road - 25,000 ADT

Dense population demographic with nearly 250,000 people within 5 miles

46 parking stalls (10.75 stalls/1,000 SF) on 0.9 acres of land

Contact

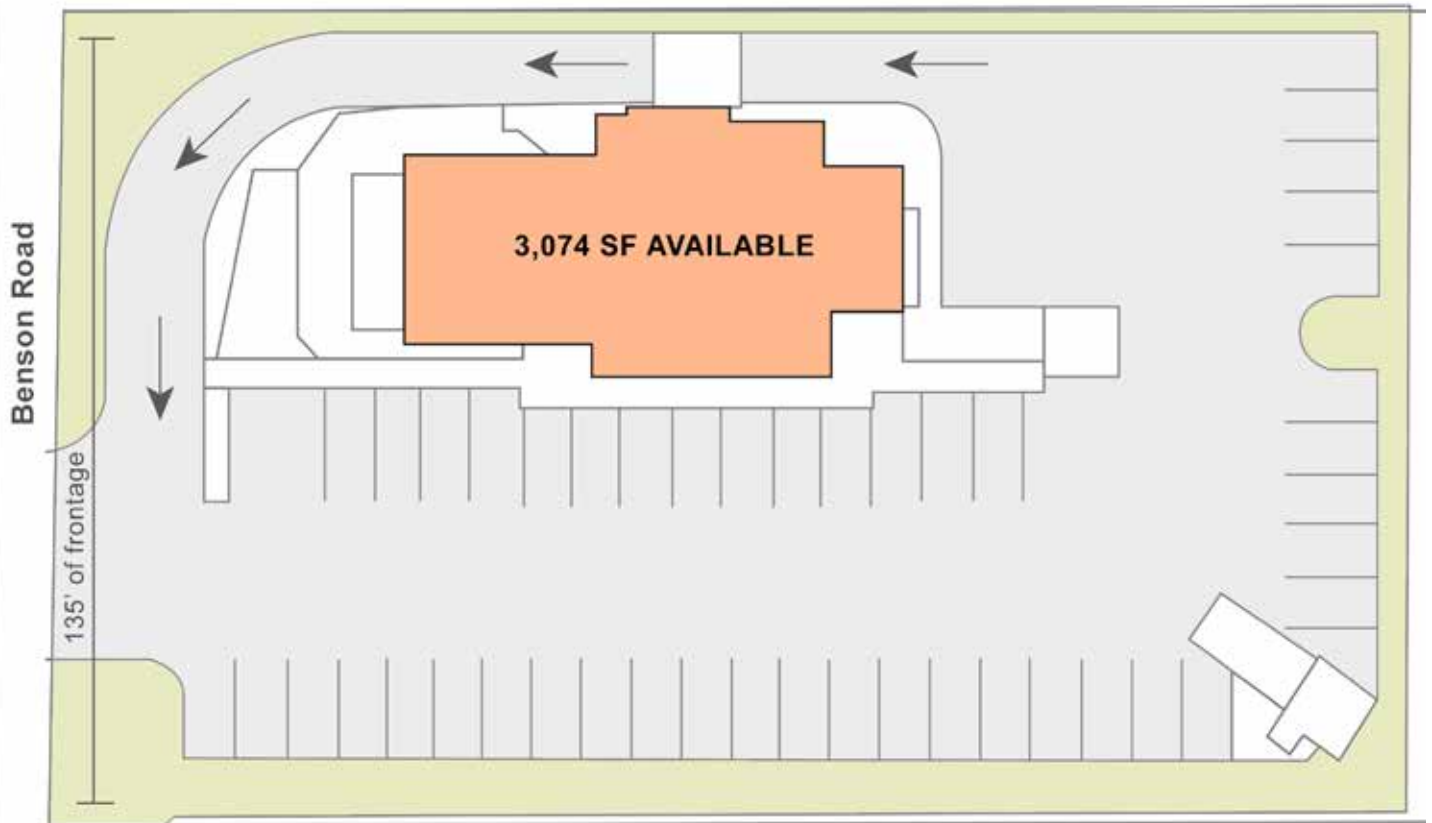
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Renton Wendy's

Site Plan



Contact

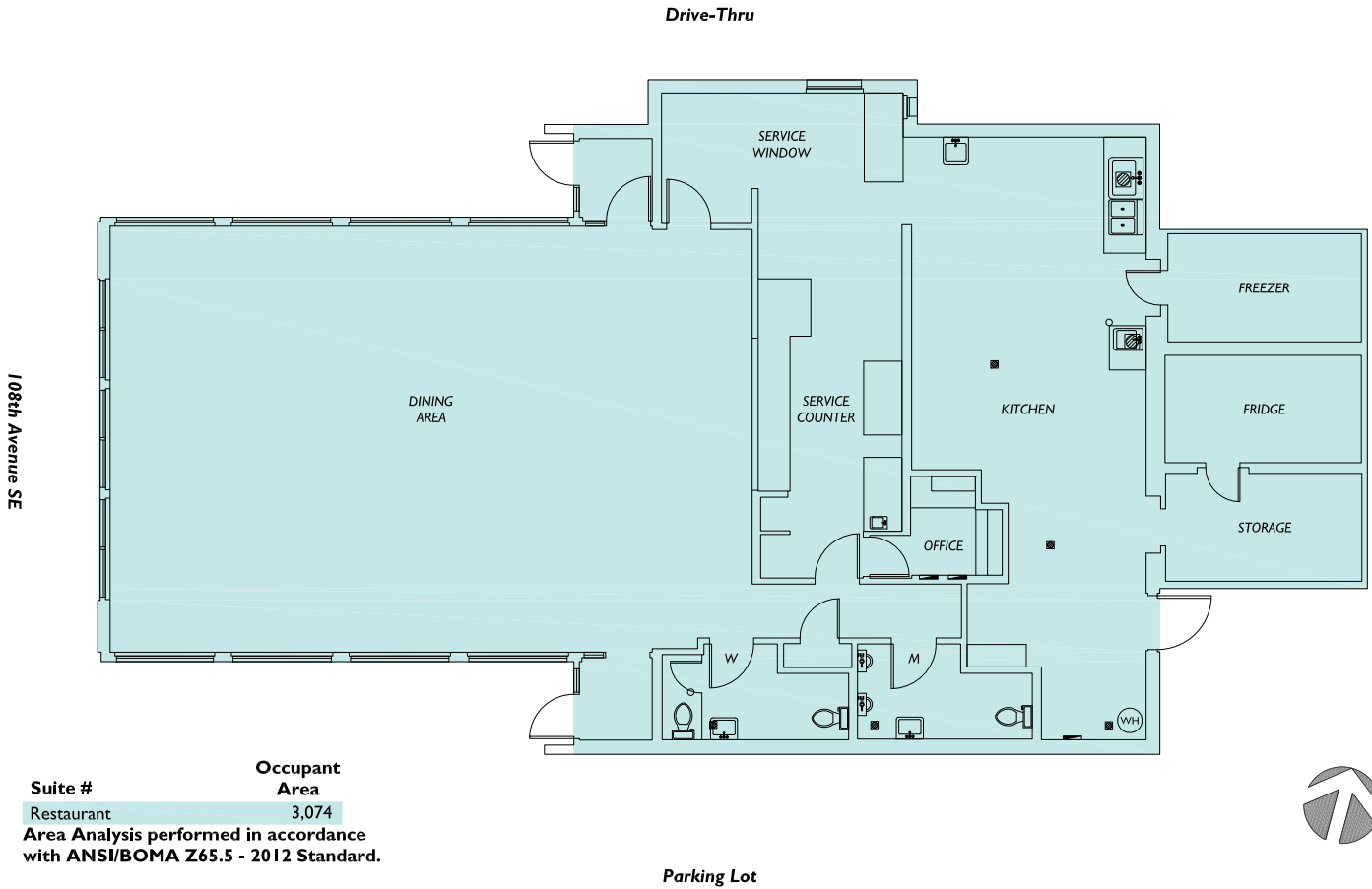
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Interior Photos



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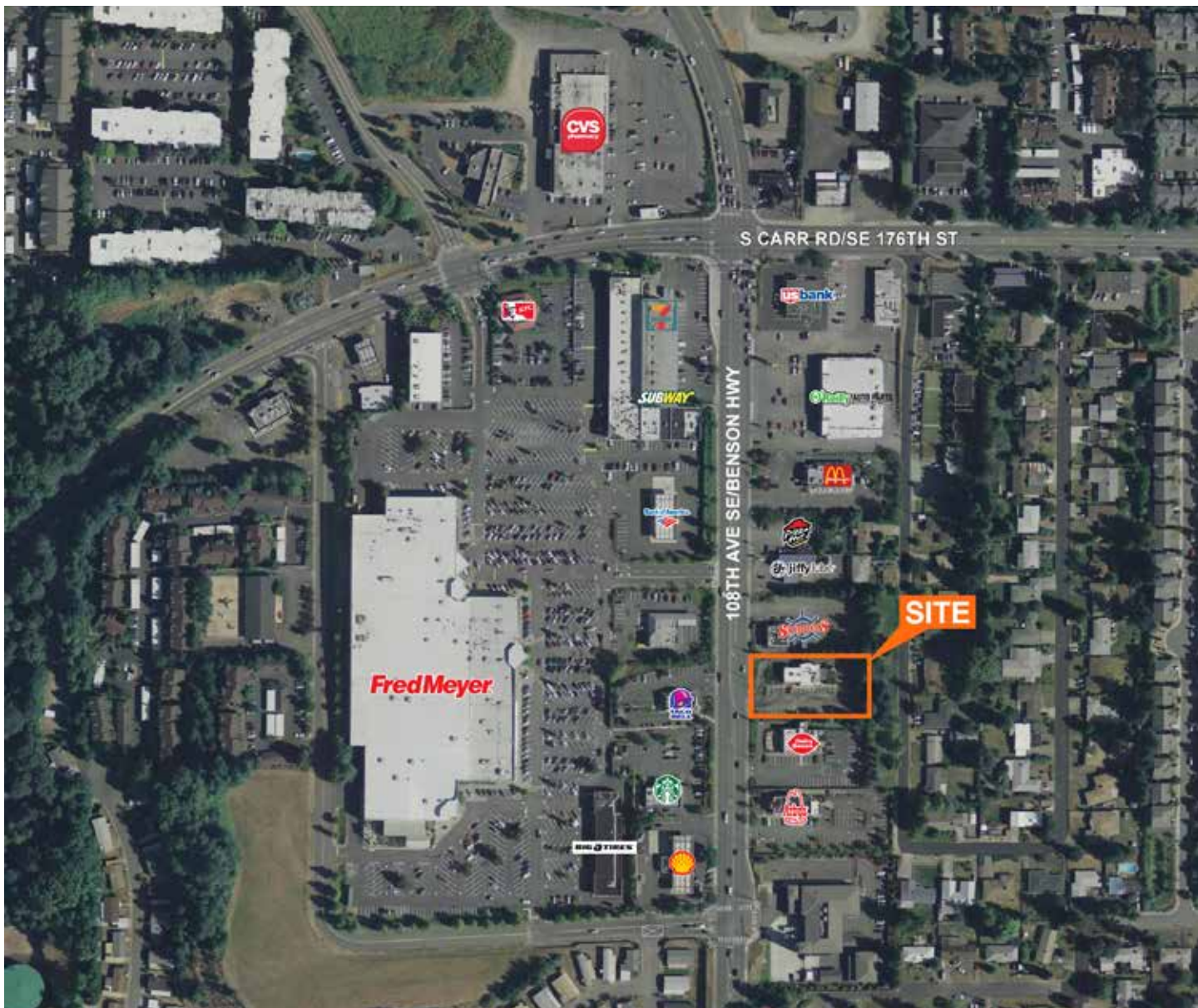
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Aerial Overview



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Demographics

	1 MILE	3 MILE	5 MILE
Population			
2019 Projection	17,149	90,230	264,208
2014 Estimate	16,306	85,766	251,170
2010 Census	15,598	82,031	240,248
Annual Growth 2014-2019	1.0%	1.0%	1.0%
Daytime Population	7,481	86,124	210,816

Households			
2019 Projection	6,474	33,898	100,041
2014 Estimate	6,130	32,098	94,729
2010 Census	5,885	30,813	90,937
Annual Growth 2014-2019	1.1%	1.1%	1.1%
Owner Occupied	58.3%	62.7%	57.1%
Renter Occupied	41.7%	37.3%	42.9%

Households by Household Income			
Income Less than \$15,000	2.0%	2.4%	3.3%
Income \$15,000 - \$24,999	8.1%	6.3%	8.3%
Income \$25,000 - \$34,999	8.8%	6.8%	8.8%
Income \$35,000 - \$49,999	8.5%	11.3%	12.7%
Income \$50,000 - \$74,999	20.9%	21.5%	20.1%
Income \$75,000 - \$99,999	18.8%	17.3%	15.4%
Income \$100,000 - \$149,999	16.7%	18.0%	15.8%
Income \$150,000 - \$199,000	7.4%	7.8%	6.7%
Income \$200,000+	3.5%	4.5%	3.9%
Average Household Income	\$75,831	\$81,523	\$74,679
Median Household Income	\$70,737	\$73,915	\$72,226
Per Capita Income	\$28,636	\$30,597	\$28,301

Population by Race			
White	48.3%	56.5%	53.4%
Black	14.2%	10.8%	12.5%
American Indian	0.7%	0.6%	0.8%
Asian and Pacific Islander	26.2%	21.8%	20.9%
Other Race Alone	4.5%	4.3%	6.3%
Two or More Races	6.1%	6.0%	6.1%
Hispanic	10.6%	10.1%	13.5%