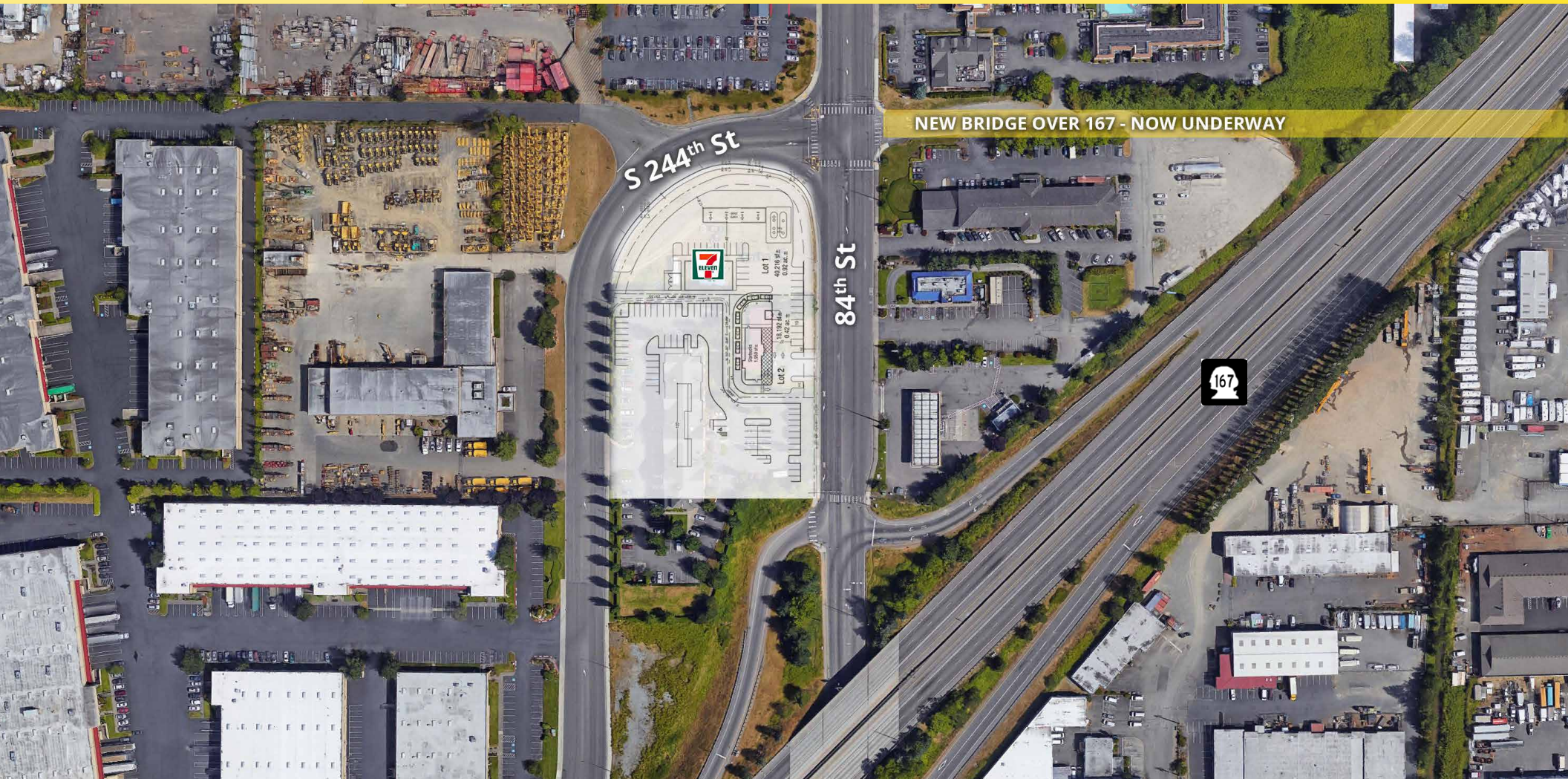




84TH STREET RETAIL

22431 84th Street, Kent, WA 98032

FOR
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TIM WEBER

(253) 471-5501

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First Western Properties - Tacoma, Inc.

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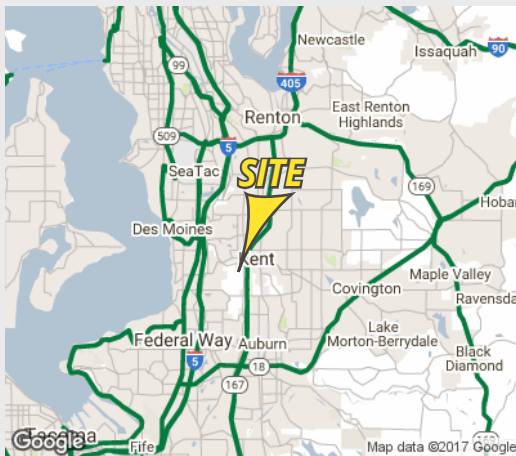
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LOCATION DETAILS

- Outstanding visibility from SR 167
- Near Kent Station, Public Schools, and Many National Retailers
- Directly off SR 167 with 31,000 ADT on Central Avenue
- 28,000 cars per day on 84th Street
- 117,000 cars perday on I-5
- New bridge over SR167 currently under constuction - new curb sidewalk, planter strip & widened shoulder



AVAILABLE - JOIN BRAND NEW 7-ELEVEN

- Option 1: 1,950 SF Drive Thru
- Option 2: 3,000 SF Non - Drive Thru
- Site plan can be altered to Tenant specifications
- Build to Suit & Ground Lease Options Available
- Call for details
- 58,358 Square Feet, 1.34 acres (Parcel #'s 132204-9354, 132204-9001)



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	8,079	96,788	248,066
Average HH Income	\$62,428	\$69,698	\$75,500
Daytime Population	13,971	92,313	214,200



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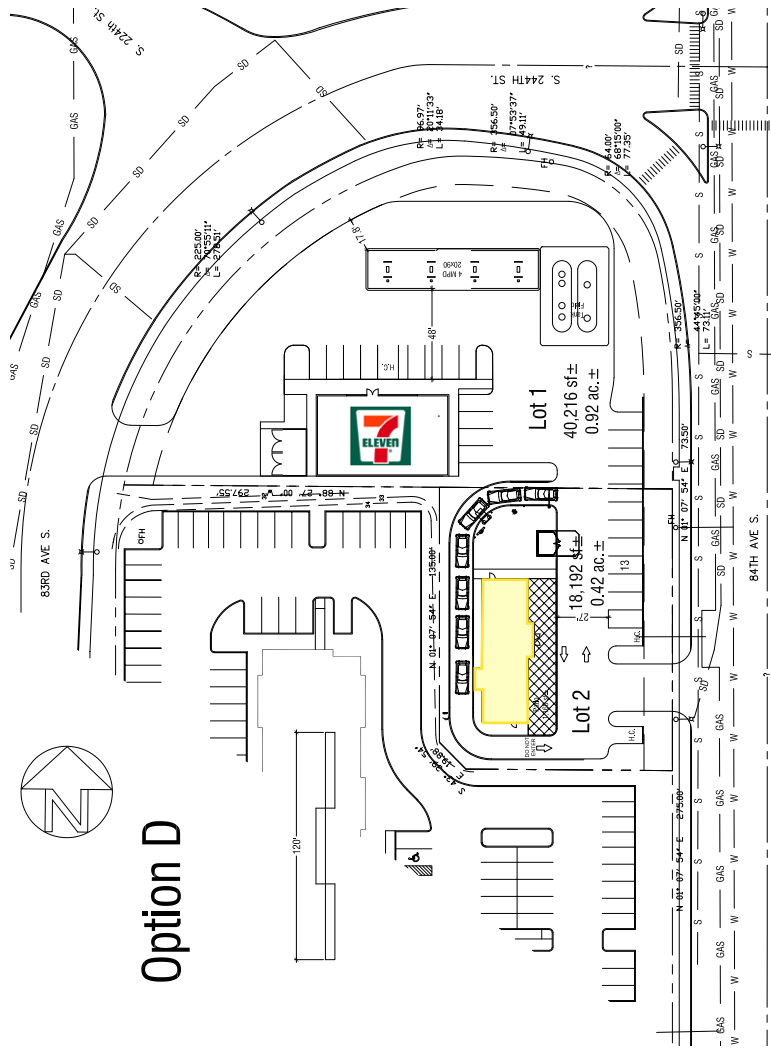
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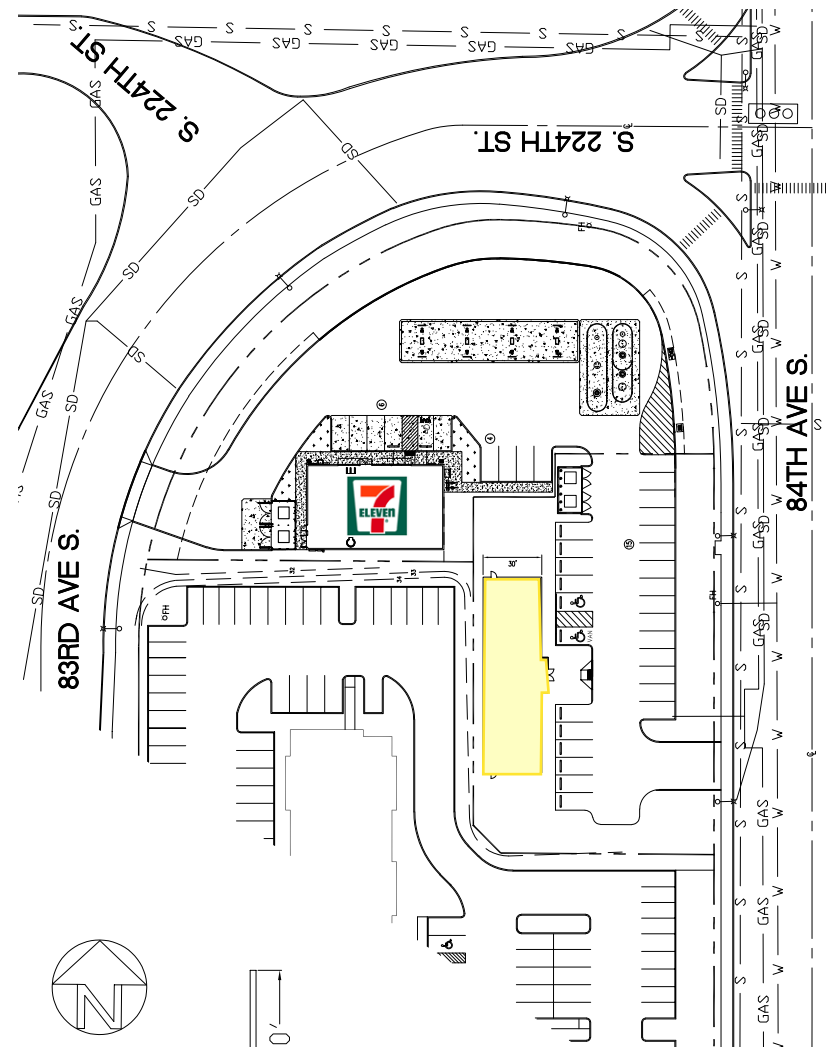
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OPTION 1



OPTION 2



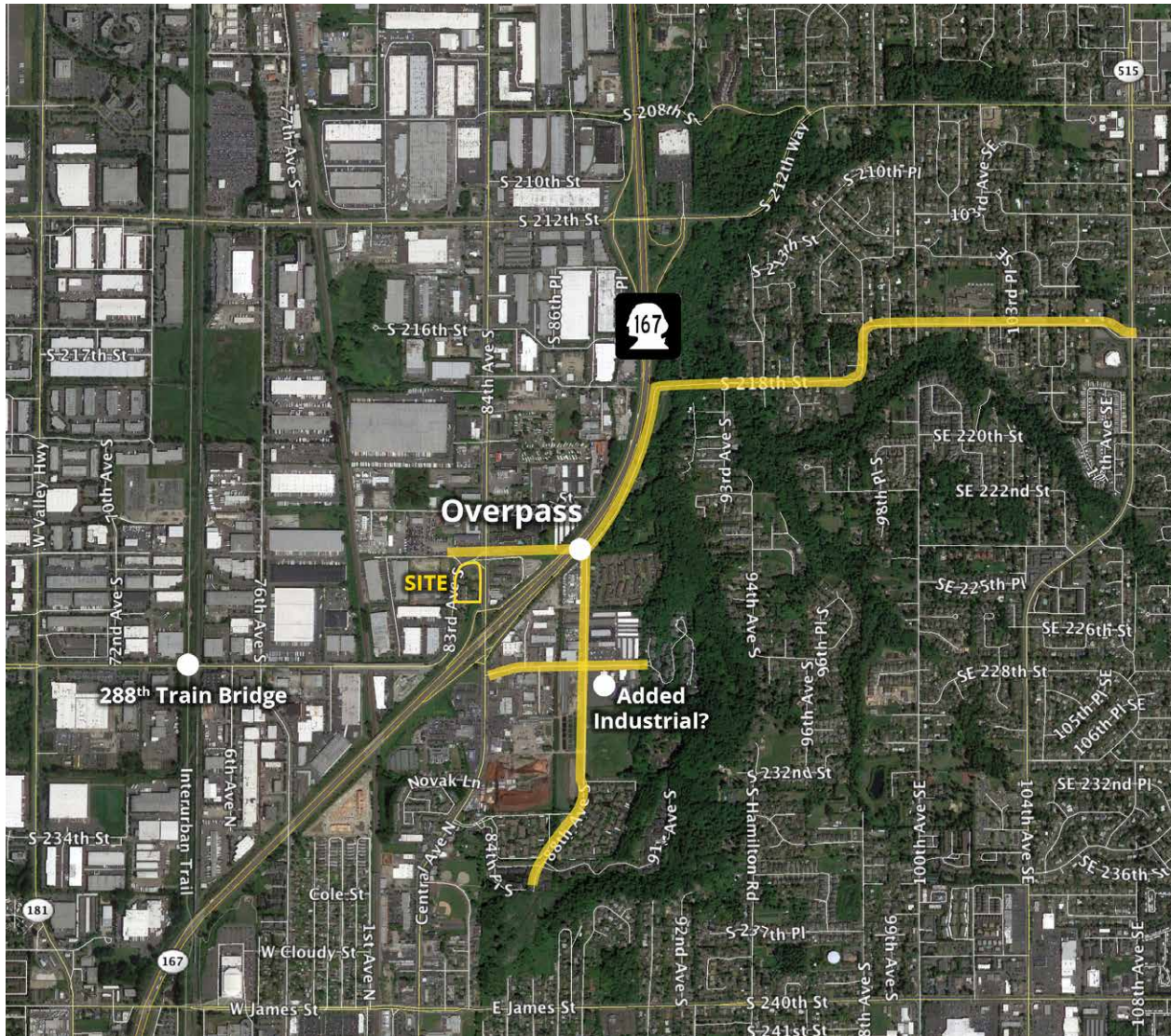
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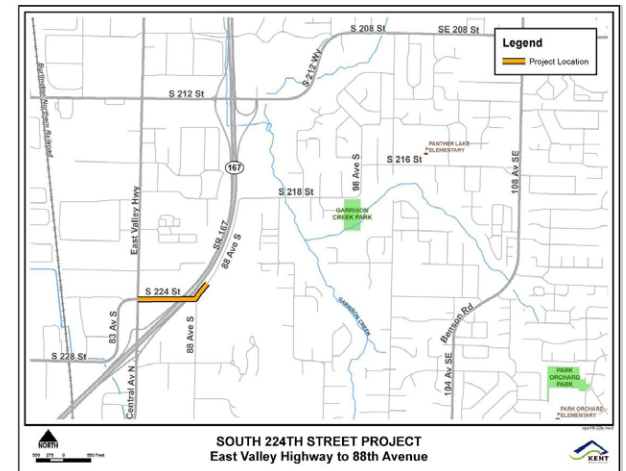
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- New bridge over SR 167 at S. 224th Street
- New curb, sidewalk, planter strip and widened shoulder
- New storm drainage, and treatment and detention facility
- Wetland mitigation
- Construction Underway! - Complete Spring 2019



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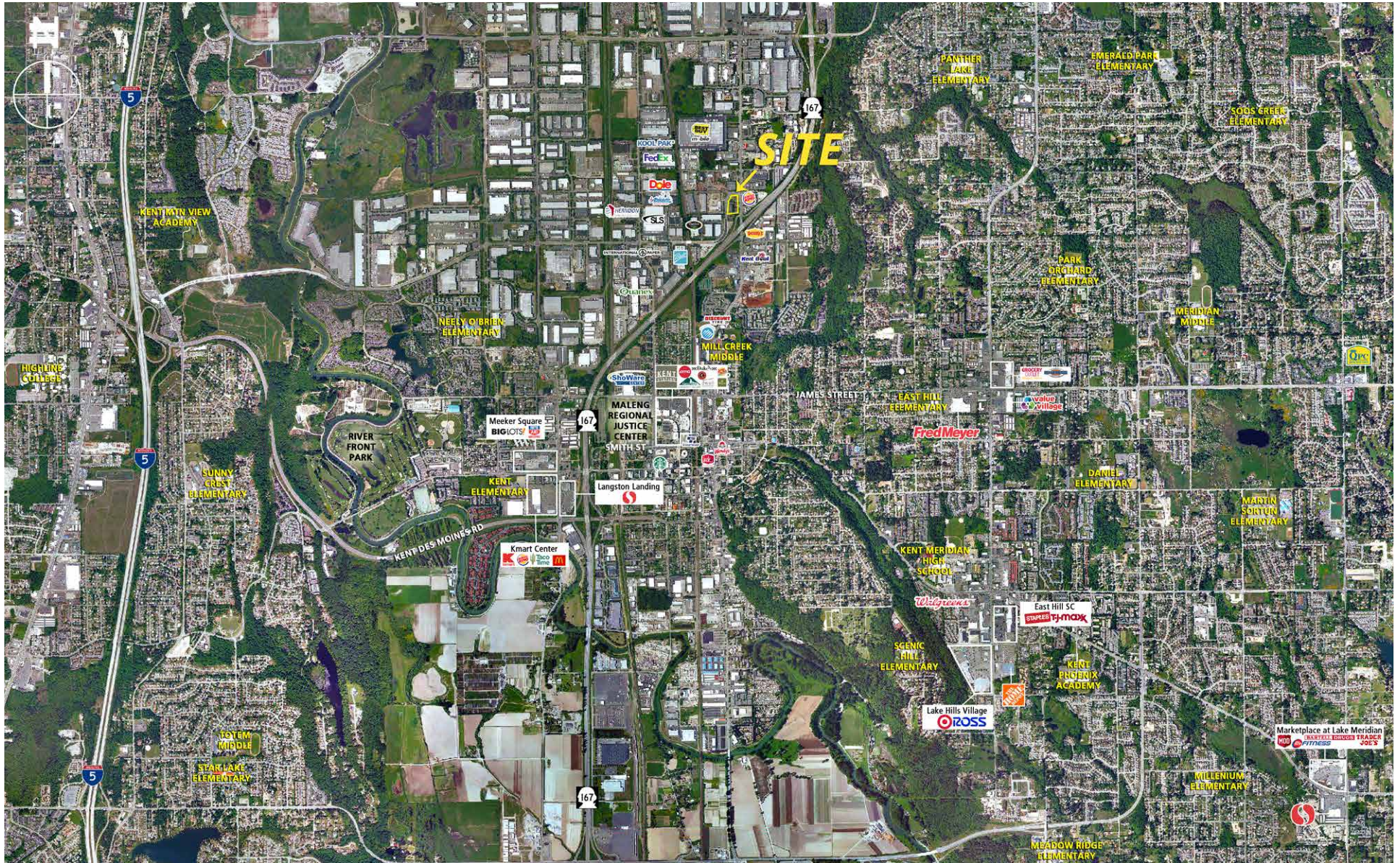
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