

**Prime Retail Site**

11700-11704 SE  
Kent Kangley Road  
Kent, WA

1.726 acres / 75,182 SF

227' Kent Kangley frontage

Next to key intersection of 116th and Kent Kangley

Zoned CCMU - rezone with the City of Kent

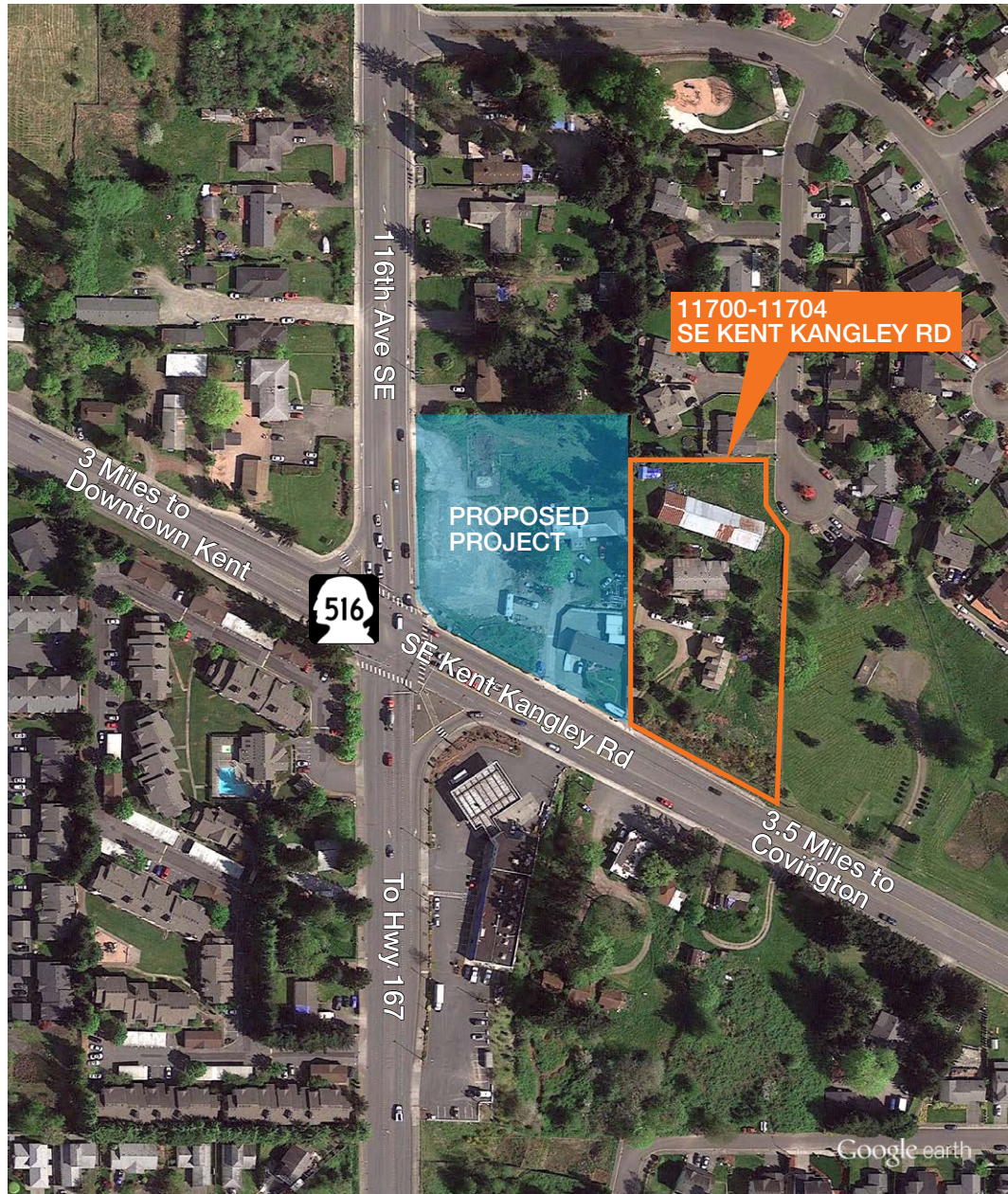
Estimated 34,000 VPD on Kent Kangley

Adjacent land to be developed as retail center

\$1,490,000 (\$19.80 PSF)

**DEMOGRAPHICS**

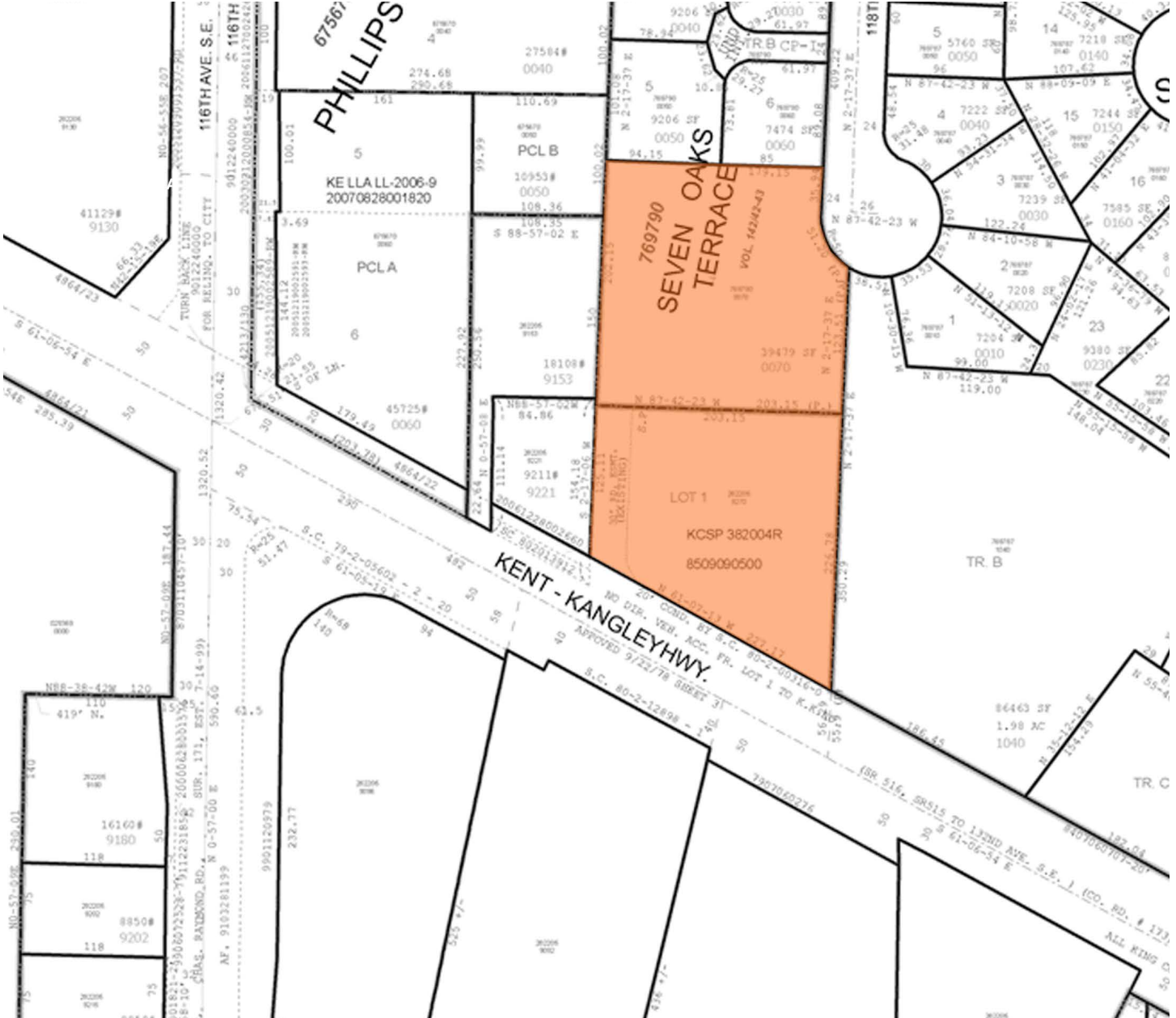
	1 mile	3 miles	5 miles
<b>Population</b>	25,596	116,246	226,054
<b>Average HH Income</b>	\$58,356	\$59,878	\$62,984



**Contact**

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