

FRED MEYER - 10201 SE 240TH STREET | KENT, WASHINGTON



ACRES:
±0.42

SQUARE FEET:
±18,500

ZONING:
CC

ADDRESS:
10201 SE 240TH STREET, KENT, WASHINGTON 98031

SUMMARY:
This Fred Meyers anchored center is located at the intersection of SE 240th Street and 104th Avenue NE with a daily traffic count of over 55,000 vehicles per day. The surrounding trade area boasts a population of over 100,000 residents and over 100,000 workers with an average annual household income more than \$95,000.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
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OVERVIEW

TRAFFIC COUNTS

SE 240th Street: ±26,100 VPD
 104th Ave SE: ±29,000 VPD
 Total Traffic: ±55,100 VPD

DEMOGRAPHICS

Average Household Income

1 Mile	3 Miles	5 Miles
\$79,991	\$96,830	\$103,322

Total Population

1 Mile	3 Miles	5 Miles
24,783	109,680	250,665

Daytime Population

1 Mile	3 Miles	5 Miles
19,940	103,826	244,004

Total Households

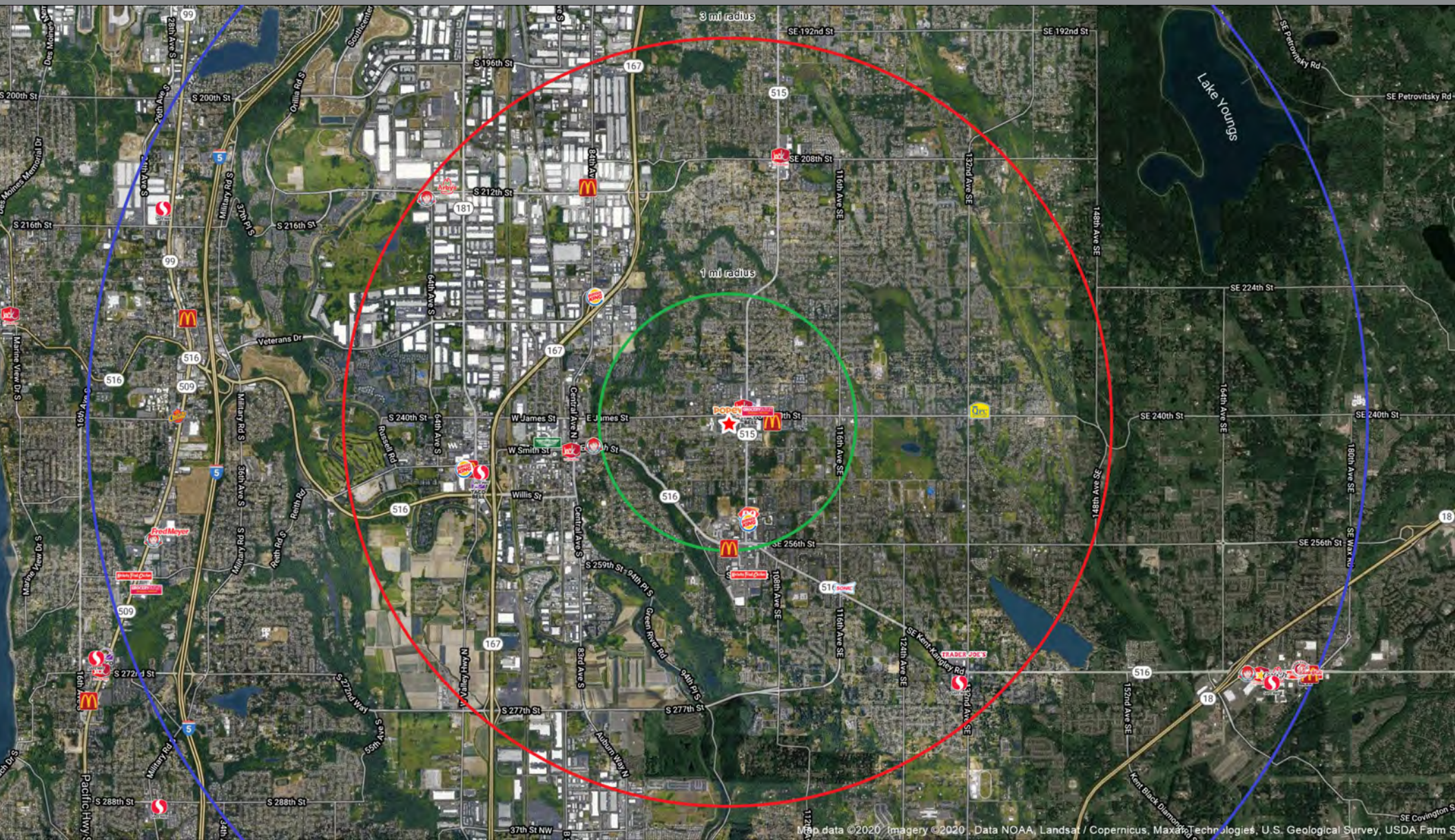
1 Mile	3 Miles	5 Miles
8,743	38,443	88,072

AVAILABLE

- PAD ±18,500 sf, 0.42 ac



AERIAL MAP



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DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



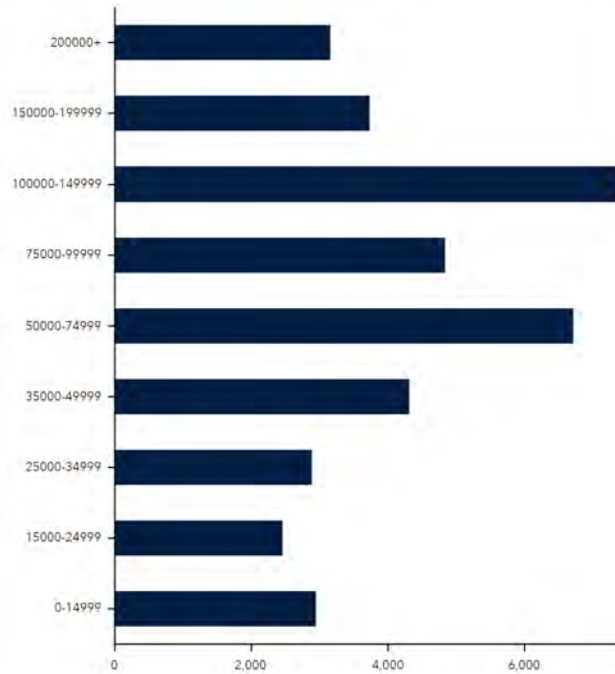
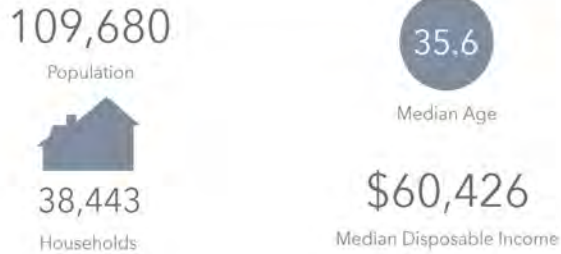
INCOME



Company/Business Name	Direction	Distance
POPEYES LOUISIANA KITCHEN	NE	0.1
EL CHARRO HERMANOS	NE	0.1
AGUACATEROS TAQUERIA & RSTRNT	NE	0.2
JASMINE MONGOLIAN GRILL	SE	0.2
JACK IN THE BOX	NE	0.2
TACO BELL	NE	0.2

Closest 6 locations

KEY FACTS



Average Household Size for this area

2.81 which is more than the average for United States

Area	Value	0.00	4.00
This area	2.81		
United States	2.58		
Washington	2.53		
King County	2.41		

EDUCATION



EMPLOYMENT

