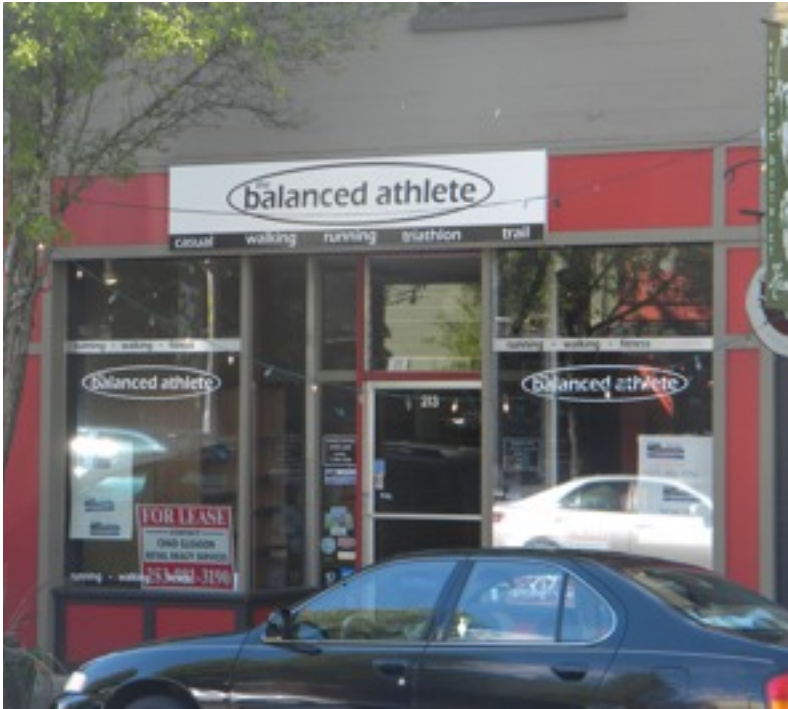


RETAIL REALTY SERVICES

Full Service Real Estate & Construction Management Company



PROPERTY HIGHLIGHTS

Address: 213 1st Ave South
Kent Washington, 98032

Price: \$ 12.00 S/F Rent

NNN: \$ 4.00 S/F

Suite: 2800 S/F

Divisible: 2800 SF

Available Immediately

Busy street front

Out front parking

PROPERTY DESCRIPTION- MCELEHRAN BUILDING

Large retail space in historic downtown Kent, property has an entrance on both 1st Avenue and walkway by entrance to USPS. Walkway offers easy access to the city park and parking. Space has been used for traditional retail space but landlord is willing to convert to office. Great storefront with large display windows, larger rear storeroom with built in shelving units, office and bathroom in back. Newly built out with space with hardwood floor and newer paint. Great location for Flower shop, antiques or traditional retail.



CHAD A. GLEASON

9831 S. 220th Place, Kent, WA 98031 tel: 253.656.5357 fax: 253.559.7956

e-mail: chad@retailrs.com website: www.retailrs.com



Demographics

5 Minute drive times

Populations: 12,201
Avg. HI: \$54,100.00
HH: 5,355
Business: 1,995

10 Minute drive times

Populations: 171,829
Avg. HI: \$62,567.00
HH: 68,906
Business: 9,730

Full demographics package on request.