

MARKETPLACE at Lake Meridian

Northwest Corner of 132nd Ave SE & SE Kent Kangley Rd w Kent, Washington 98030



ANNOUNCING

The Redevelopment of a Community Marketplace

Situated at the prime intersection of 132nd Avenue SE and Kent Kangley Road in Kent, Washington, the Marketplace at Lake Meridian is a key destination for community retail, serving a culturally rich trade area with well-established neighborhoods and strong income demographics. With a combined daily traffic count of over 90,000 vehicles, this intersection serves as the gateway to the City's treasured Lake Meridian, and plays a key role in connecting with the residents who live, shop, dine and play in the vibrant and growing East Hill area.

**WestCoast
Commercial**

R E A L T Y

For more information call:
(206) 283-5212

Retail Commercial Specialists



Sandy Pody w Tiffini Connell w Carol Pugh
2101 Fourth Avenue, Suite 920 - Seattle, WA 98121
www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



MARKETPLACE *at Lake Meridian*

The gateway to this growing, educated, diverse community is the Marketplace at Lake Meridian

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Location:

- w Marketplace at Lake Meridian is located in Kent, Washington, approximately 20 miles south of Seattle, with easy access to Highway 167, Highway 18 and I-5.
- w Kent is the 3rd largest city in King County and the 6th largest city in Washington State, as well as the 4th largest manufacturing and distribution center in the United States.
- w The largest employers in Kent include some of the most well respected NW companies such as Boeing, Mikron Industries, REI, Sysco and Alaska Airlines.
- w Kent's \$8 billion gross business income is the highest among its peer cities in South King County.
- w Lake Meridian, a popular recreational and residential destination, is one of only four lakes in King County that allows motorized boating.
- w There are eight elementary schools, two middle schools and two high schools within three miles of the site, making this a sought-after residential destination.
- w The trade area for the Marketplace at Lake Meridian includes some of the highest average income households in the City of Kent.

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24 HOUR FITNESS

SPORTS AUTHORITY
COMING SOON!

TRADER JOE'S
Now Open!

BARTELL DRUGS
Washington's Own Drugstores

Retailers:

Community retail is anchored by value, quality, service and convenience. Many major retailers have a long commitment to this area, including regional standouts, Bartell Drugs, Safeway and 24 Hour Fitness. The center is poised for dynamic retailers to enter this trade area, including:

- Specialty Grocery **TRADER JOE'S** Now Open!
- Hardware, Paint and Home Improvement
- Garden and Outdoor Living
- Boating and Outdoor Recreation
- Mod Pizza
- Financial Services
- Pet and Farm Supply
- **SPORTS AUTHORITY** COMING SOON!
- Housewares and Gifts
- Medical, Health and Wellness Services



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Demographics:

Nearly half of the trade area population is between the ages of 25 and 54.

Average household income is approximately \$80,000 with over a quarter of the population making over \$100,000.

Nearly 70% of the population has some college or a college degree.

Over 60% own their own homes, with average home values of nearly \$300,000.

DEMOGRAPHICS

	Population	Household Income
1 Mile:	12,307	\$85,319
3 Mile:	87,830	\$79,071
5 Mile:	179,832	\$76,709

TRAFFIC COUNTS

SE Kent Kangley Rd. east of 132nd Ave SE:	32,000 vpd
SE Kent Kangley Rd. west of 132nd Ave SE:	29,000 vpd
132nd Ave SE north of SE Kent Kangley Rd:	20,400 vpd
132nd Ave SE south of SE Kent Kangley Rd:	15,100 vpd

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