

FOR LEASE

Panther Lake Shopping Center

20600 108TH AVE SE, KENT, WA 98031

RETAIL



PROPERTY FEATURES

- + Prime location on Kent East Hill
- + In-line and pad space available
- + Co-tenants include Rite Aid, Dollar Tree, Papa Murphy's and Key Bank. **24 Hour Fitness and King County Library coming soon!**
- + Pylon signage available
- + Abundant surface parking

TRAFFIC COUNTS

- + Along 108th Ave SE: 50,991 VPD
- + Along SE 208th St: 56,766 VPD



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CBRE

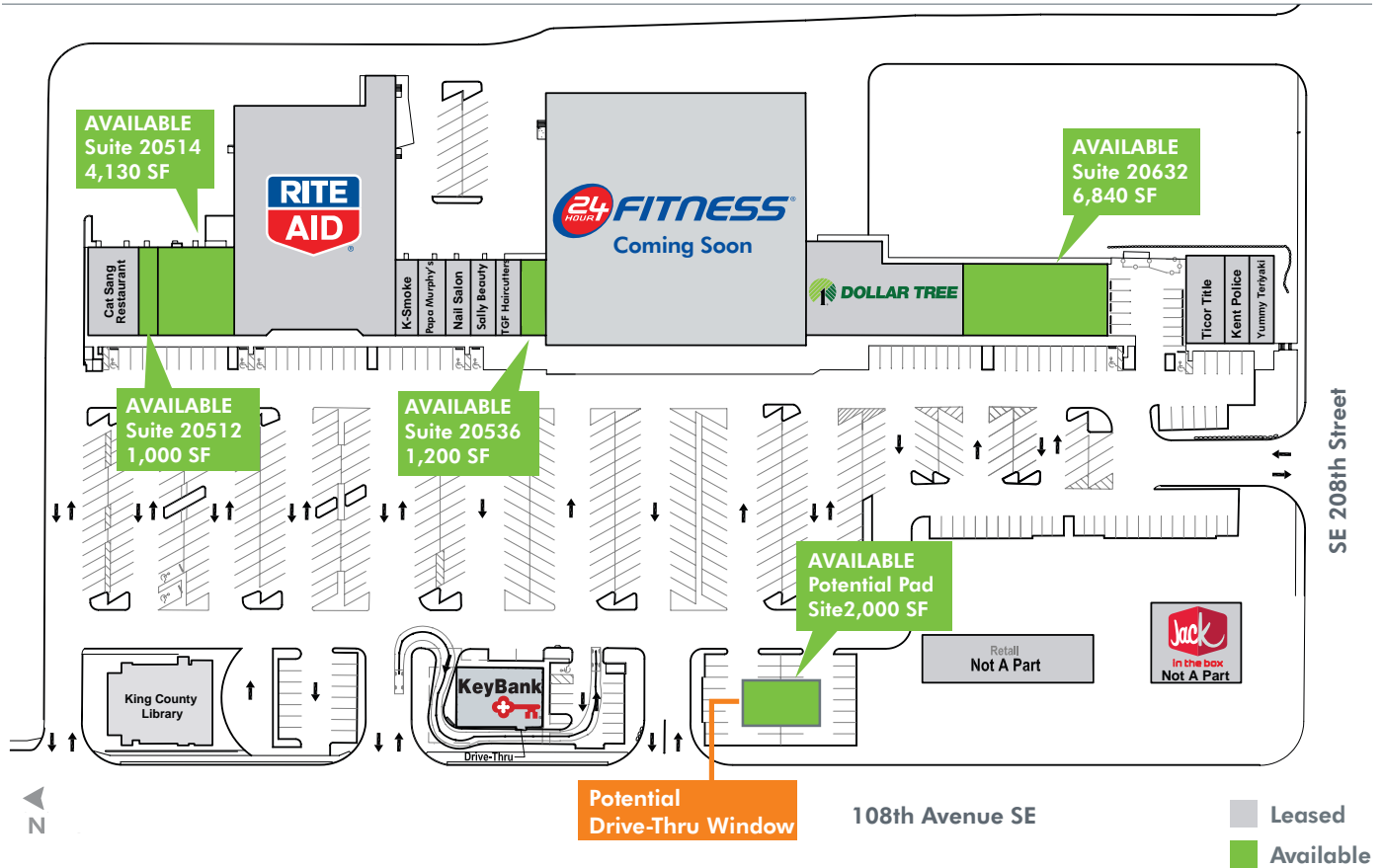
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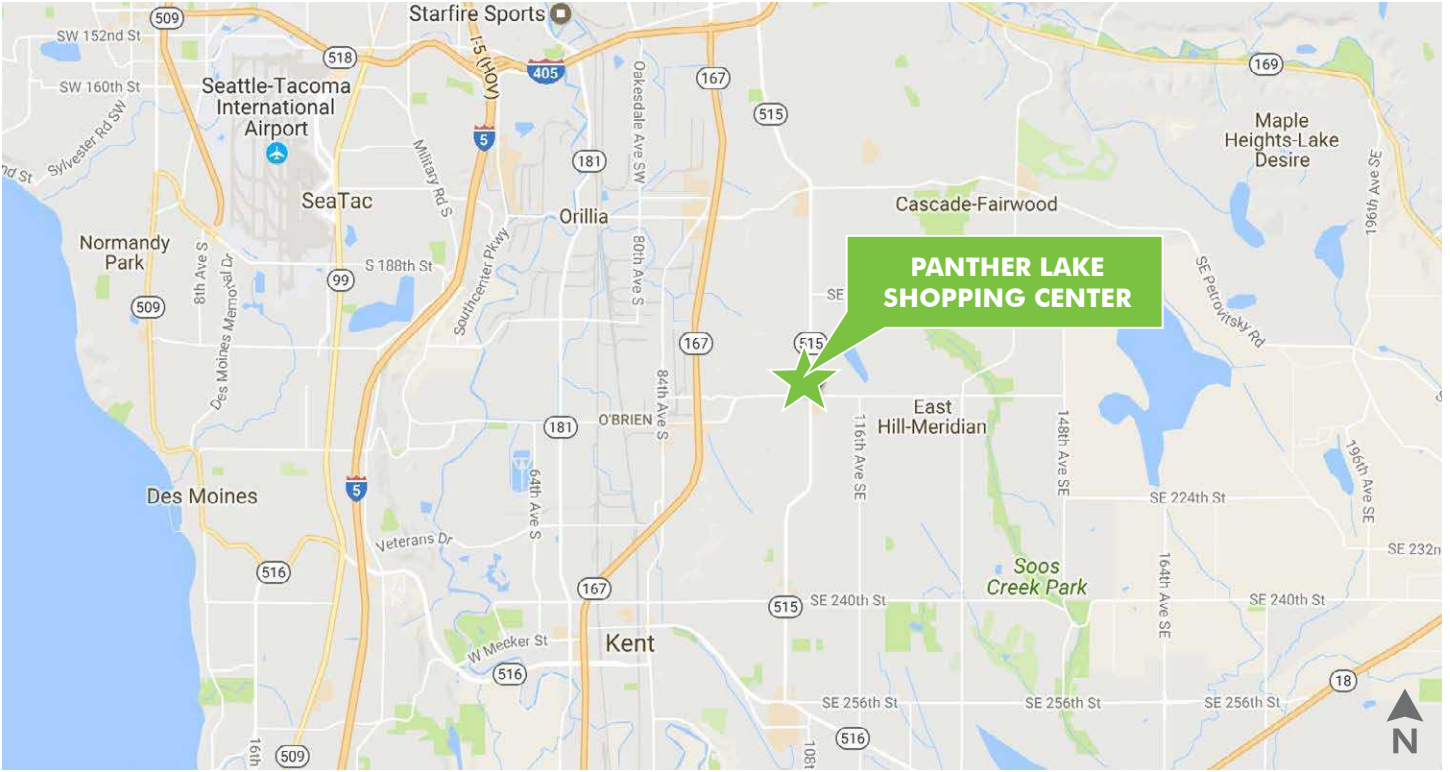
SITE PLAN



AVAILABILITIES

Suite #	Size	Rate
20512 Can be combined with adjacent space for 5,130 SF total	1,000 SF	\$20/SF/Year, NNN
20514 Former liquor store with wide open space, 1 office, restrooms, kitchenette and double door for easy loading	4,130 SF	\$18/SF/Year, NNN
20536 Has 3 treatment rooms, office and reception area - ideal for chiropractor or dental use	1,200 SF	\$20/SF/Year, NNN
Pad Site Site has potential for drive-thru window	2,000 SF	TBD
20632 Currently built-out as office space with over 115' frontage	6,840 SF	\$18/SF/Year, NNN

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2017 Estimated Demographics

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Population - Current Year Estimate	15,487	98,992	247,093
	2022 Population - Five Year Projection	16,769	105,727	263,668
	2010 Population - Census	13,681	89,684	223,646
	2000 Population - Census	12,382	77,988	194,144
	Historical Annual Growth 2010-2017	1.72%	1.37%	1.38%
	Projected Annual Growth 2017-2022	1.60%	1.33%	1.31%
	2017 Median Age	39.30	36.20	26.20
HOUSEHOLDS	2017 Households - Current Year Estimate	5,252	35,003	90,831
	2022 Households - Five Year Projection	5,651	37,140	96,303
	2010 Households - Census	4,702	32,254	83,557
	2000 Households - Census	4,410	29,109	75,464
	Historical Annual Growth 2010-2017	1.54%	1.13%	1.16%
	Projected Annual Growth 2017-2022	1.48%	1.19%	1.18%
RACE/ETHNICITY	White	48.2%	48.5%	50.3%
	Black or African American	9.3%	12.0%	12.6%
	Asian or Pacific Islander	32.2%	26.5%	22.6%
	Hispanic	9.0%	11.8%	14.1%
	American Indian or Alaska Native	0.6%	0.7%	0.8%
	Other Race	4.4%	5.7%	7.0%
	Two or More Races	5.4%	6.6%	6.8%
INCOME	2017 Average Household Income	\$91,738	\$86,829	\$83,946
	2017 Median Household Income	\$74,051	\$70,438	\$64,796
	2017 Per Capita Income	\$31,400	\$30,863	\$31,221
EDUCATION (Ages 25+)	Elementary (Grade Level 0 to 8)	5.6%	4.7%	5.5%
	Some High School (Grade Level 9 to 12)	7.5%	6.1%	6.1%
	High School Graduate	25.3%	25.9%	25.0%
	Some College	23.6%	23.1%	23.2%
	Associate`s Degree	9.9%	10.0%	10.2%
	Bachelor`s Degree	20.7%	21.5%	21.2%
	Graduate or Professional Degree	7.4%	8.6%	8.8%
BUSI- NESS	Total Businesses	212	3,703	9,304
	Total Employees	1,822	58,614	135,798

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