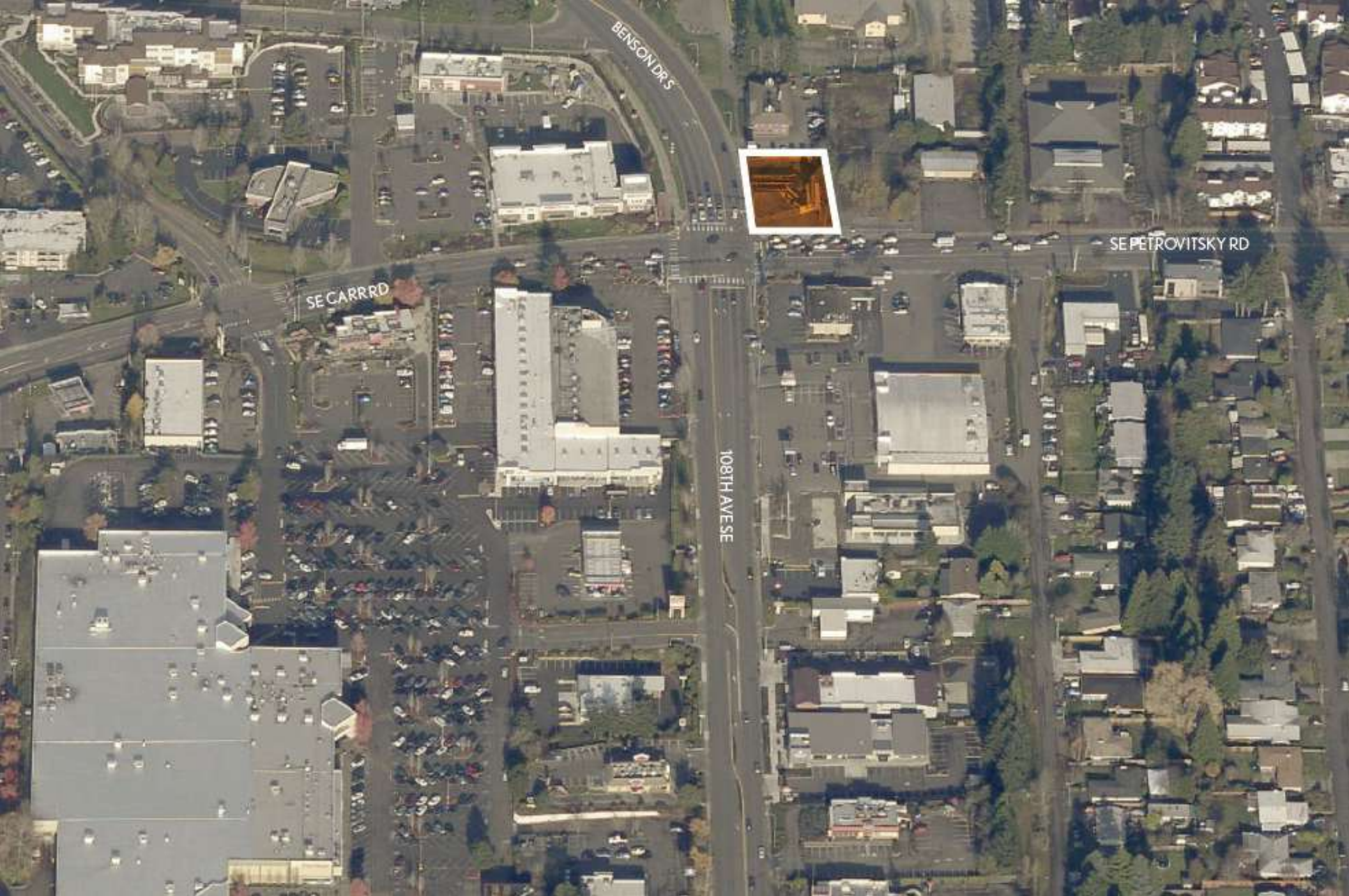




CORNER DEVELOPMENT SITE

RENTON, WASHINGTON

AC AYERS
COMMERCIAL
— GROUP —

THE OFFERING ———

HIGH TRAFFIC CORNER LOT FOR GROUND LEASE OR SALE

UNPRICED

Ayers Commercial Group is pleased to present the opportunity to **ground lease** or **purchase** a 0.76-acre lot in an established trade area anchored by Fred Meyer. The property is situated at the **hard corner of a major thoroughfare** connecting area homes with two freeways, with **combined average daily traffic count of 56,986**. The site is located **adjacent to future 7-Eleven gas station**, and will have shared access from Benson Dr and SE Petrovitsky Rd with 7-Eleven. Ideal for **QSR, bank, or other retail development**.

PROPERTY SUMMARY

ADDRESS **NEC Benson & Petrovitsky
Renton, WA 98055**

PARCEL NUMBER **292305-9110**

LOT SIZE **33,288 SF | 0.76 AC**

ZONING **CA**

DAILY TRAFFIC COUNT **56,986**





Public Storage



SITE



SE PETROVITSKY RD

SE CARR RD



108TH AVENUE



DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"



RENTON DEVELOPMENT SITE



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SONIC

SITE