

# FOUR CORNER SQUARE

23800 SE KENT KANGLEY RD | MAPLE VALLEY, WA 98038

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## Property Details

**Owned GLA**  
119,231 SF

**Availability**  
1 Suite | 945 SF

## Overview

- Situated at the intersection of SE Kent Kangley Rd and Black Diamond Rd, Four Corner Square offers unparalleled visibility and accessibility, attracting both local residents and visitors.
- Located just minutes from Tahoma High School, the property benefits from the daily influx of students, faculty, and parents, enhancing visibility and potential customer base.
- Located near Lake Wilderness and the Black Diamond Open Space, the area offers scenic views and recreational opportunities, enhancing the overall appeal of the location.

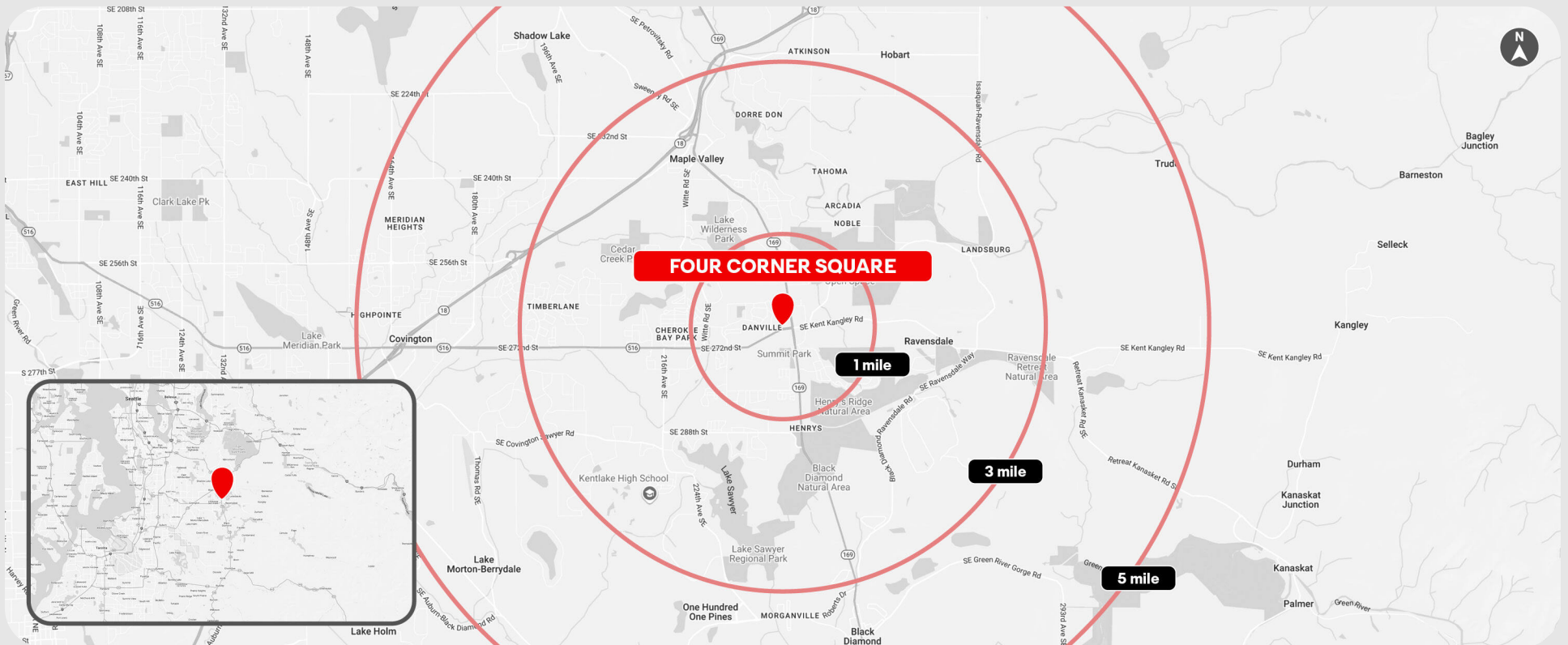
## Tenant Mix



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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	8,578	10,140	2,625	\$159,406	\$139,698
3 MILES	44,251	30,894	14,853	\$157,534	\$135,994
5 MILES	75,181	57,337	25,838	\$155,479	\$131,234



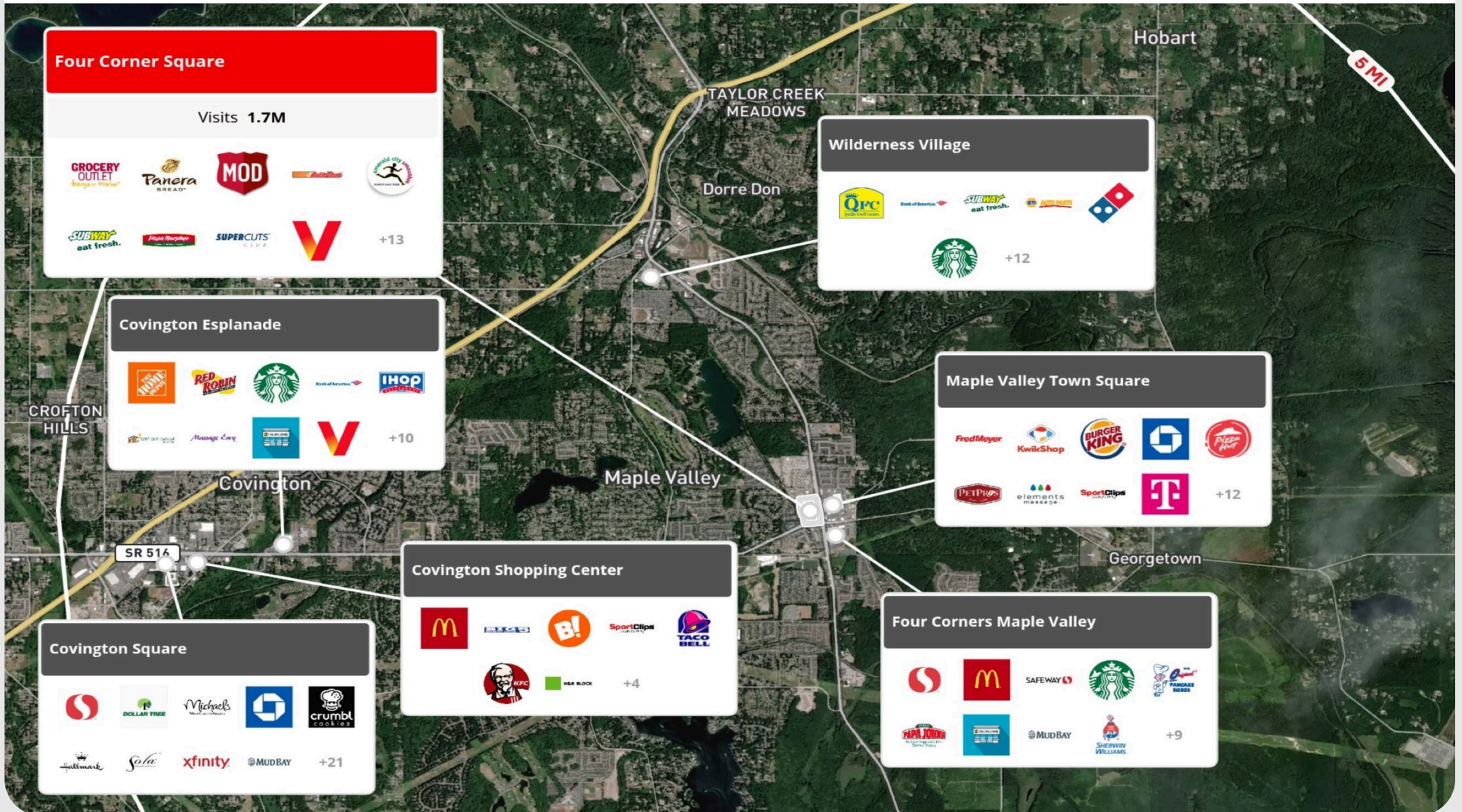


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## Market Aerial



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## Site Plan

Suite	Tenant	GLA (SF)
23916E	AVAILABLE	945
J	JOHNSONS HOME & GARDEN	35,000
K	GROCERY OUTLET	18,226
OLB	WALGREENS	14,820
OLH	AUTOZONE	7,381
OLJ	PANERA BREAD	4,200
327	SONORA STEAK	4,158
K-150	DISCOVERY PLAYTOWN	3,781
307	FAIRWAY INDEPENDENT MORTGAGE	3,100
101	DAIRY QUEEN	2,515
202	MOD PIZZA	2,400
K-160	ATI PHYSICAL THERAPY	2,219
313	PARTAIN CHIROPRACTIC CLINIC	1,986
23916C	THE LOFT SALON	1,609
23916B	THE CELLULAR CONNECTION	1,600
310	FOUR CORNER CLEANERS	1,530
J-100	DOG SPAW	1,266
J-130	SUPERCUTS	1,248
J-120	SUBWAY	1,226
J-110	TACO DEL MAR	1,226
305	PAPA MURPHY'S	1,210
23916D	GRAVITY COFFEE CO.	1,176
23862	EMERALD CITY SMOOTHIE	1,126
323	ALASKA N DUMPLINGS	1,125
317	FOUR CORNERS FAMILY DENISTRY	1,122
23856	MATHNASIUM	1,112
303	FABULEUSE NAIL SALON	1,007
311	SERENA HAIR SALON	671
315	SMOKE AND VAPE	546



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## Get in Touch with Us

### Leasing

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Learn more about Four Corner Square at [performproperties.com/property/four-corner-square](https://performproperties.com/property/four-corner-square)

