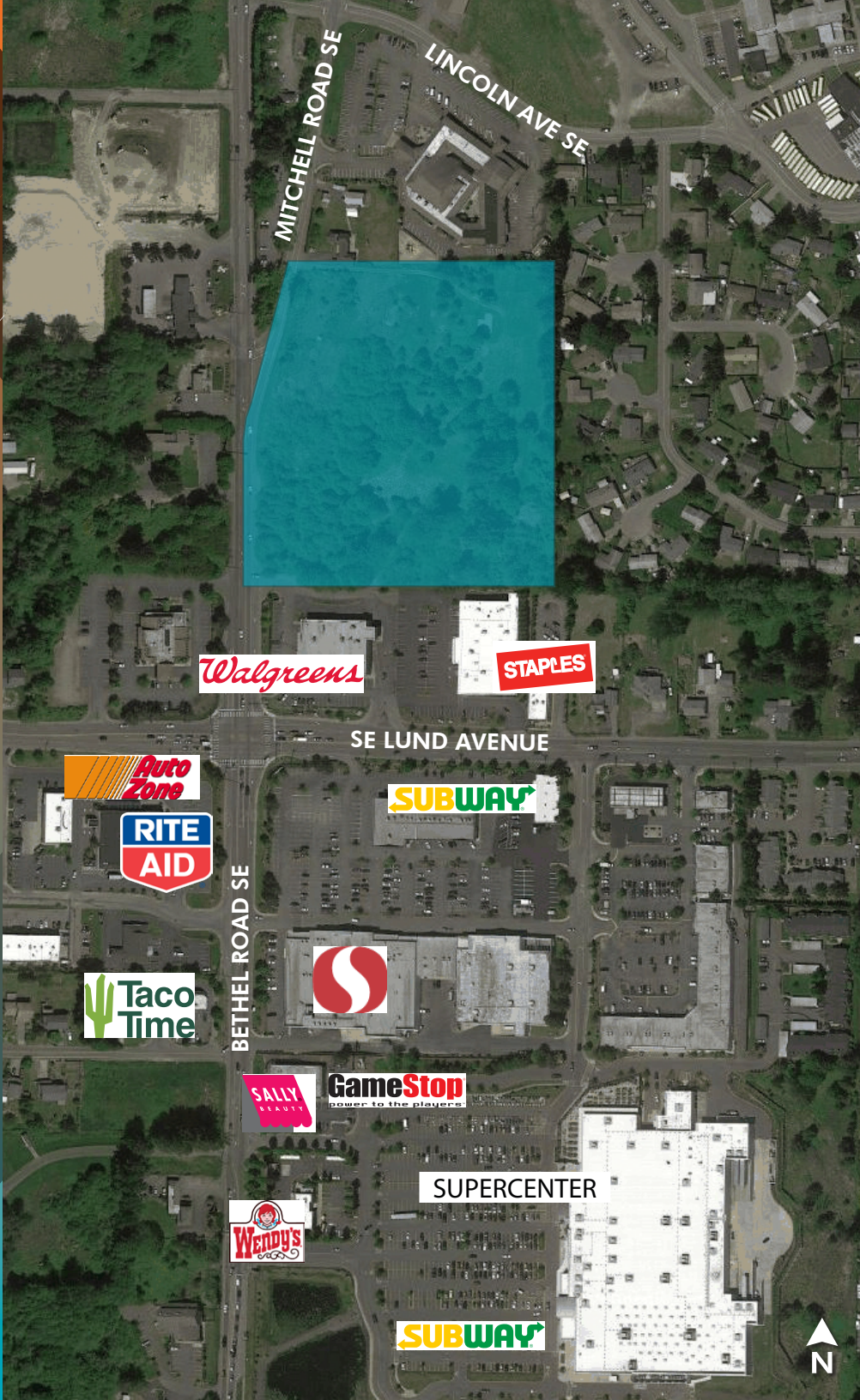


FOR SALE

UNIQUE DEVELOPMENT OPPORTUNITY

Port Orchard, WA 98367





\$ 1,950,000

PROPERTY FEATURES

The subject site consists of 9.13 acres on three contiguous parcels of undeveloped land in the city of Port Orchard, WA.

EXCELLENT ACCESS

The property is located in Port Orchard, just north of the busy Bethel Road SE and SE Lund Avenue intersection.

HIGHLY VISIBLE LOCATION

With over 18,000 cars per day, the property is located directly north of shopping centers anchored by a thriving Walgreens, Staples, Safeway and a Supercenter.

FLEXIBLE ZONING

Commercial Mixed Use (CMU) zoning allows for a variety of uses and business types. Such uses include, but are not limited to, multi-family, retail, restaurants, libraries, museums, churches, transit lots, day cares, offices, and more.

UTILITIES

The subject site is on city water and sewer and has all utilities run to the site.

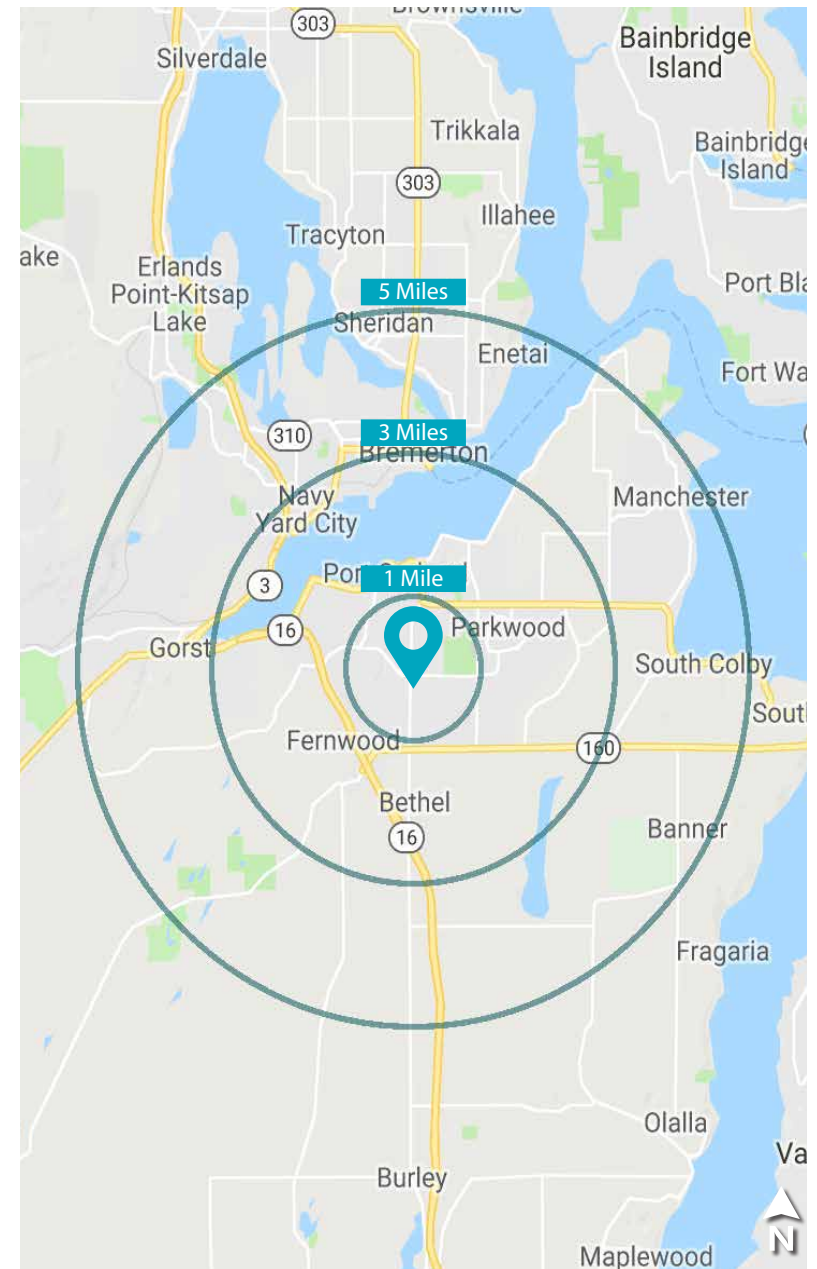
DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2019 Population - Current Year Estimate	1,899	12,637	39,085
2019-2024 Annual Population Growth Rate	0.95%	0.69%	1.09%
Households			
2019 Households - Current Year Estimate	688	4,560	14,422
2019-2024 Annual Household Growth Rate	0.91%	0.68%	1.09%
Household Income			
2019 Average Household Income	\$78,219	\$92,313	\$97,639
2024 Average Household Income	\$91,406	\$108,854	\$115,800
Housing Units			
2019 Housing Units	719	4,766	15,172
2019 Occupied Housing Units	688 (95.7%)	4,560 (95.7%)	14,422 (95.1%)
Education			
2019 Population 25 and Over	1,332	9,277	28,442
Bachelor's Degree or Higher	252 (18.9%)	2,161 (23.3%)	7,633 (26.8%)
Place of Work			
2019 Businesses	15	144	668
2019 Employees	47	759	5,167

TRAFFIC COUNTS



Bethel Road SE and Mitchell Road SE	18,707 cars per day
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UNIQUE DEVELOPMENT OPPORTUNITY

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