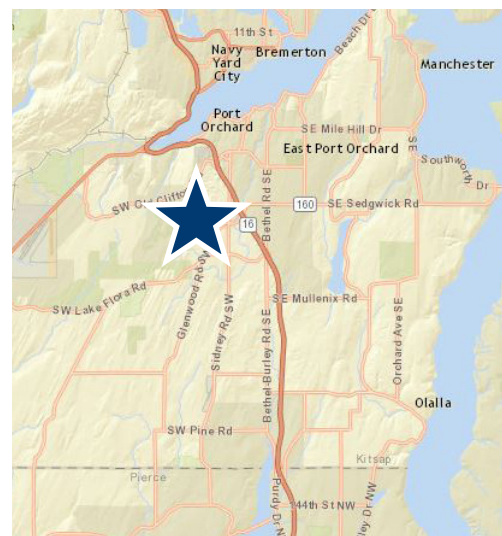


SEDGWICK LANDING RETAIL

435 SW SEDGWICK ROAD, PORT ORCHARD



FEATURES

- Prime Retail or Medical space available in Central Kitsap County
- Ideally situated at busy Sidney and Sedgwick intersection with convenient access to HWY16
- Vibrant retail and office center
- Adjacent to two large apartment communities with 290 Units
- Shadow grocery anchor
Albertsons is closest major retail to growing McCormick Woods community
- Opportunity for exterior building signage
- Professionally managed by Rush Properties

CONTACT

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www.therushcompanies.com

kfairall@therushcompanies.com

SEDGWICK LANDING RETAIL

435 SW SEDGWICK ROAD, PORT ORCHARD



AREA DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius
Estimated 2022 Population	33,174	72,018
Population Growth Since 2010	18.4%	15.5%
2022 Estimated Households	12,209	26,233
Median Household Income	\$80,847	\$77,832

Source: ESRI

- Kitsap County is a top 5 destination for movers from King County.
- Port Orchard is the county seat of Kitsap County, growing 2.77% annually.

Average Daily Traffic Counts:

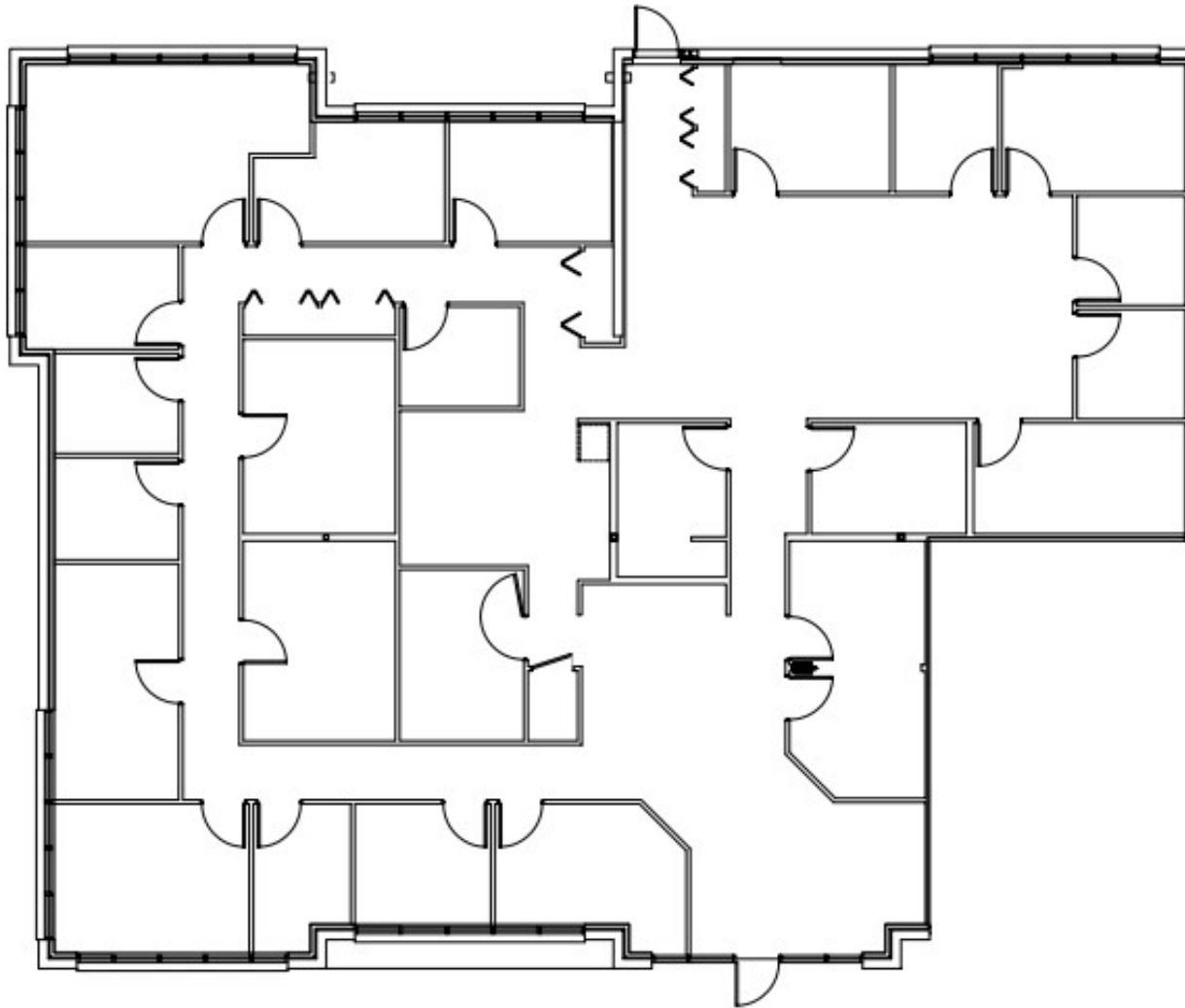


Highway 16
50,000 CPD



SW Sedgwick & Sidney
15,423 CPD

SEDGWICK LANDING RETAIL
435 SW SEDGWICK ROAD, PORT ORCHARD



Suite 101 - 4,332 Rentable Square Feet