

FOR LEASE

1735 Village Lane SE
Port Orchard, WA 98366



DISTRICT AT MILE HILL

Jake Thurber | Jameson Sullivan

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11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com
First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

DISTRICT AT MILE HILL consists of over 7.5 acres and is an ideal location for service tenants such as beauty, financial, restaurant, or neighborhood convenience. Located off of busy Mile Hill Dr (SR 166) the property is just minutes from Highway 16. The center is professionally landscaped, managed and maintained. Port Orchard is a growing neighborhood community and District at Mile Hill allows tenants access into the commercial environment at competitive lease rates.

1735 VILLAGE LANE SE:

END CAP AVAILABLE: 5,200 SF \$14.00 PSF, NNN

KIOSK: 573 SF \$5,500/MONTH, NNN
DOUBLE DRIVE-THRU

- Join Tenants: Treetop Village Day Care, Dollar Tree, and New 2U!
- Fronts Mile Hill Drive (SR 166) at Signalized Intersection with Full Access



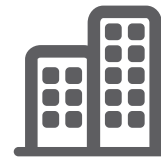
SIGNAGE



Population



Average HH Income

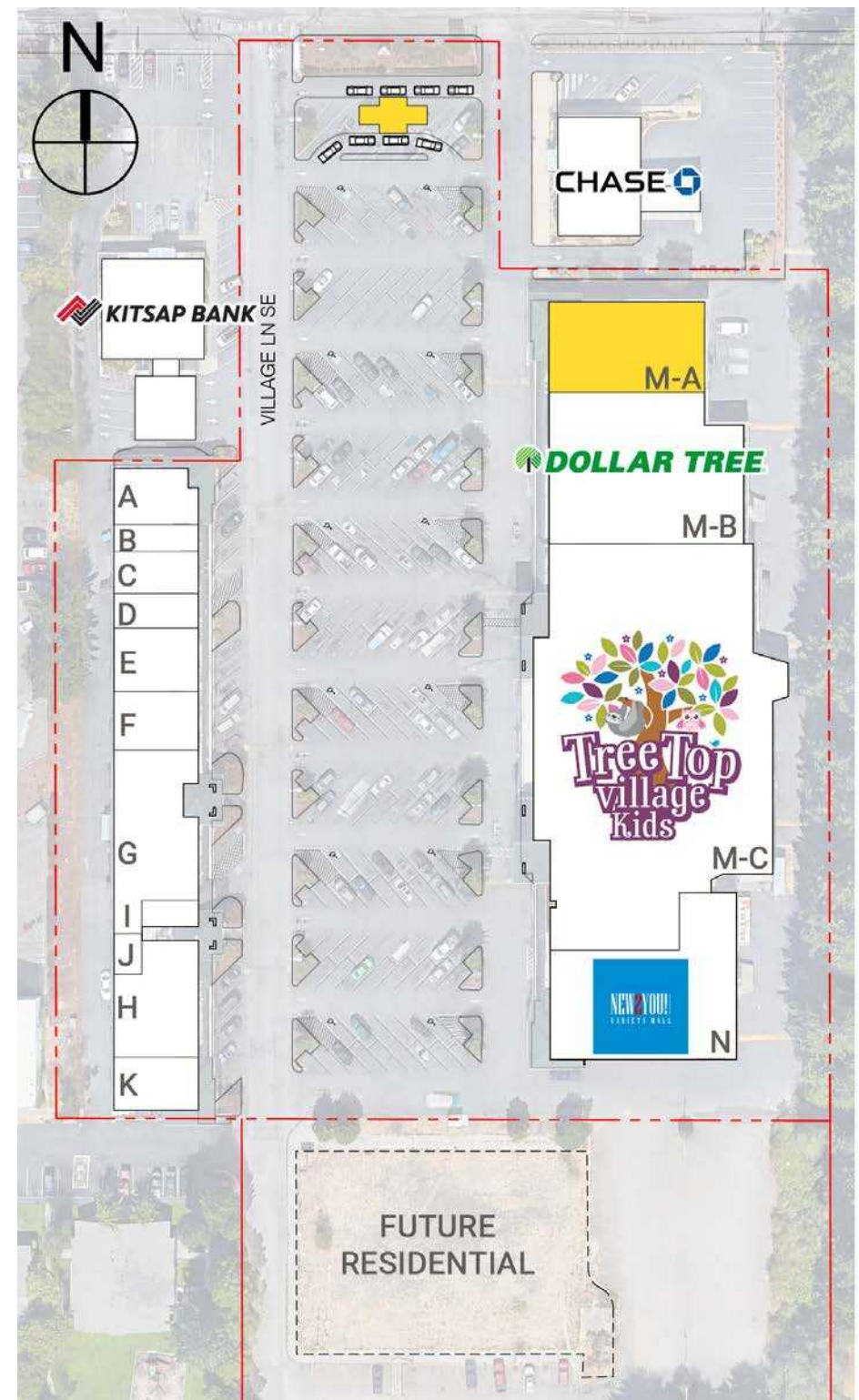


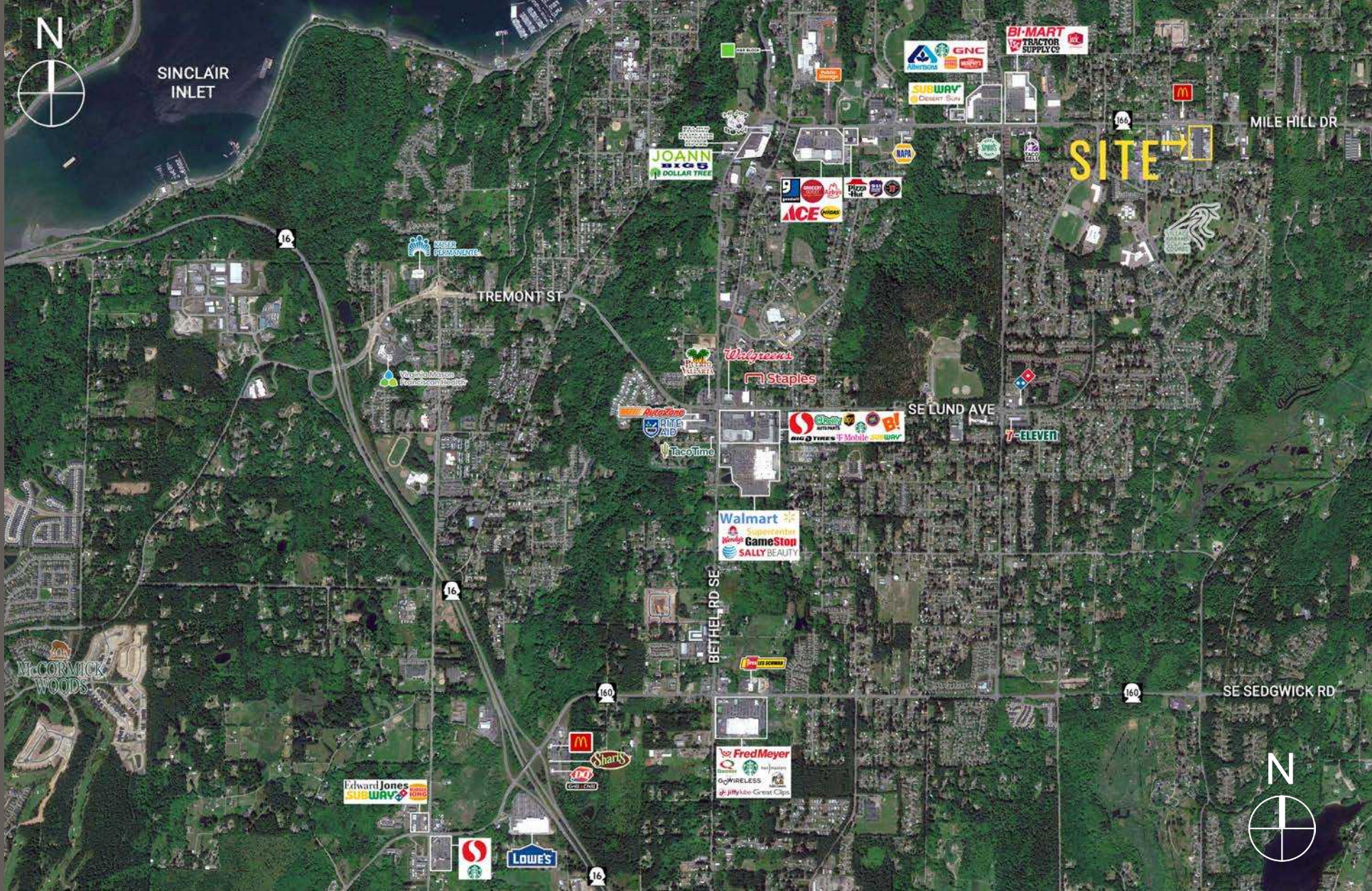
Daytime Population

Regis - 2024

Mile 3	43,478	\$110,268	10,953
Mile 5	101,741	\$113,722	26,355

Suite	SF	Tenant
A	1,600	Best Teriyaki
B	800	Vina's Nails
C	1,250	Papa John's Pizza
D	1,032	Itty Bitty Beauty Shoppe
E	1,895	South Park Cleaners
F	1,745	5 Star Laundry
G	4,578	Golden Grill
H	3,000	Tae Ryong Taekwondo
I	523	Washington State Accounting Service
J	400	Long John's Barber
K	1,565	Tae Ryong Taekwondo
L	5,400	Chase
M-A	5,200	AVAILABLE
M-B	11,600	Dollar Tree
M-C	30,000	Treetop Village
N	8,00	New 2 U
Pad	1.6 acres	Future Residential
Kiosk	573	AVAILABLE





Located Minutes from
SR 16 & SR 160



Nearby Access to
Bremerton & Seattle



19,437 ADT
SE Mile Hill Drive



Nearby Naval Base
Provides Growth & Stability



PORT ORCHARD, WA is a growing community, located in close proximity to major urban and employment centers that enjoys an outstanding natural setting. Residents have a strong community spirit and value the area's important maritime history. These aspects contribute to a high quality of life that influences people's choice to live and work in Port Orchard.

~ Information Provided by City of Port Orchard

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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