

# FORMER RITE AID BREMERTON



Photo edited for illustrative purposes and may not represent the property's actual condition.

FOR SALE OR LEASE

*Highly Visible Free-Standing Building  
Along Major Thoroughfare / 31,694 VPD*

4117 KITSAP WAY, BREMERTON, WA 98312

17,272  
BUILDING SIZE SF

111,078  
TOTAL LAND SF

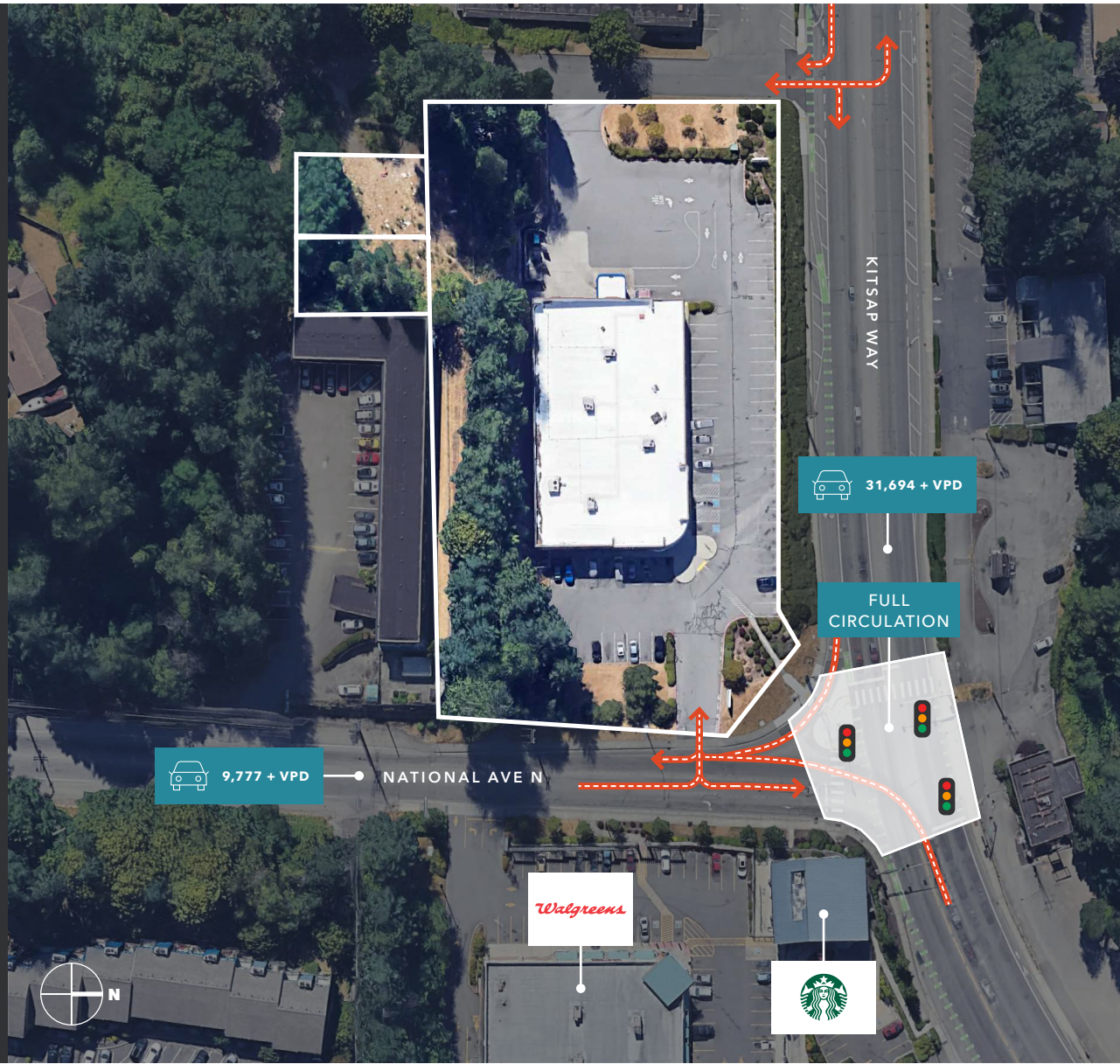
→ VIRTUAL TOUR

# PROPERTY DETAILS

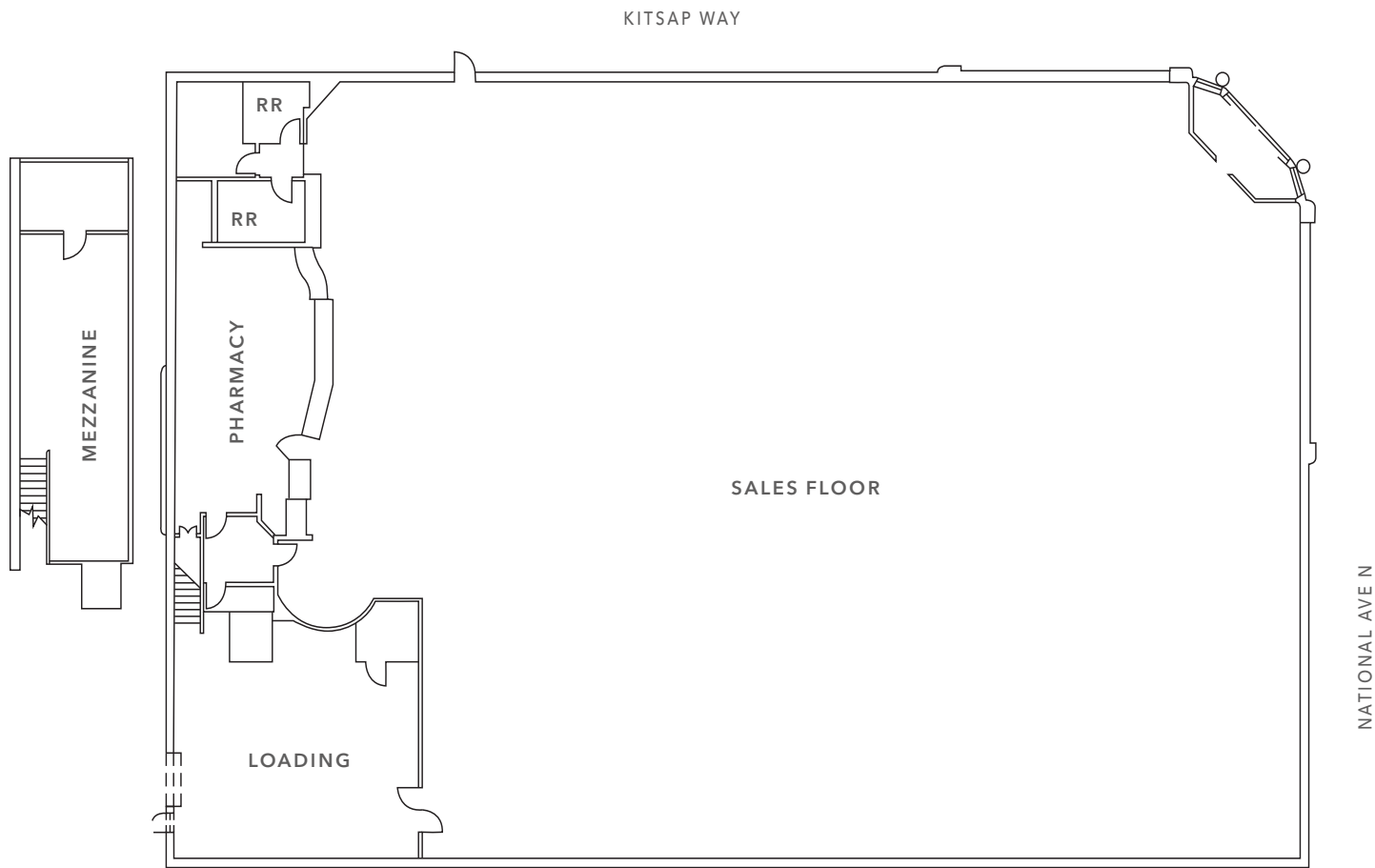
|                |                                 |
|----------------|---------------------------------|
| PROPERTY TYPE  | Free-standing building          |
| BUILDING SF    | 17,272 SF                       |
| LOT            | 2.55 AC                         |
| PARKING STALLS | 67 (Additional stalls feasible) |
| LOADING        | Grade level roll-up door        |
| AMENITIES      | Drive-thru                      |
| YEAR BUILT     | 2006                            |
| ZONING         | GC                              |
| PRICING        | Call brokers for details        |

**31,694**  
VPD, KITSAP WAY

**9,777**  
VPD, NATIONAL AVE N



FLOOR PLAN



17,272 SF

BUILDING SIZE

PRICING

CALL BROKERS FOR DETAILS

→ VIRTUAL TOUR



# *PRIME, HIGH-VISIBILITY LOCATION*

±400 feet of frontage along Kitsap Way (±30,000 vehicles per day)

Corner location with dedicated turn lane and pylon signage for excellent visibility

Drive-thru accessible site with easy ingress and egress

Primary route connecting Bremerton Ferry Terminal and WA-3

Bremerton Ferry Routes: Seattle Car Ferry, Seattle Foot Ferry, Port Orchard, and Annapolis

*3 MIN*

DRIVE TO WA-3

*9 MIN*

DRIVE TO BREMERTON  
FERRY TERMINAL





# DEMOGRAPHICS

## POPULATION

|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 8,768  | 50,503  | 97,937  |
| 2020 CENSUS    | 9,964  | 56,315  | 110,483 |
| 2025 ESTIMATED | 10,130 | 58,745  | 116,772 |
| 2030 PROJECTED | 10,364 | 61,630  | 123,801 |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 37.0   | 35.6    | 36.5    |
| % FEMALE   | 47.8%  | 44.4%   | 47.1%   |
| % MALE     | 52.2%  | 55.6%   | 52.9%   |

## HOUSEHOLD INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN            | \$75,737  | \$80,348  | \$86,219  |
| 2030 MEDIAN PROJECTED  | \$73,613  | \$79,536  | \$85,645  |
| 2025 AVERAGE           | \$100,703 | \$103,885 | \$112,624 |
| 2030 AVERAGE PROJECTED | \$98,087  | \$102,372 | \$111,442 |

Data Source: ©2025, Sites USA



# BREMERTON COMMUNITY & CULTURE





## 4117 KITSAP WAY

*For more information on  
this property, please contact*

RYAN JONES  
425.450.1117  
ryan.jones@kidder.com

MATT WEISGERBER  
425.623.5887  
matt.weisgerber@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

