

FOR LEASE

# BI-MART & TRACTOR SUPPLY CO-TENANCY

1353 OLNEY AVE SE, PORT ORCHARD, WA 98366



AVAILABILITY

SUITE 101 5,762 SF \$18.00 PSF \$2.50 NNN

SUITE 131 19,378 SF \$12.00 PSF \$2.50 NNN

Close proximity to Bremerton Naval Base Bangor & Ferry Terminal

Just a few miles from Hwy 16 & SR 3

Pylon signage

JOIN CURRENT TENANTS



NEARBY TENANTS



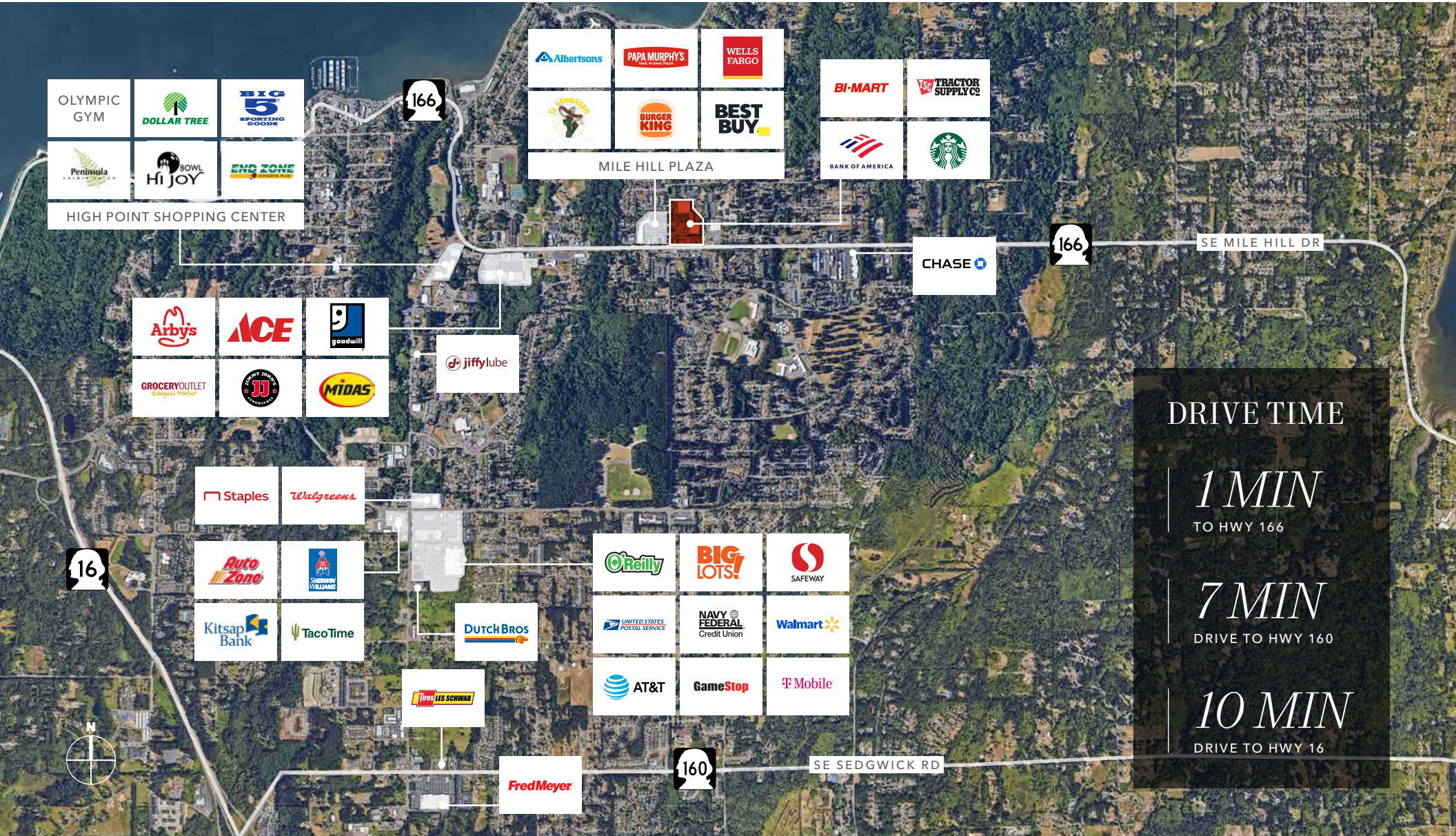


### ANCHORS

Suite #	Tenant	SF
101	Bi-Mart	35,860 SF
<b>131</b>	<b>AVAILABLE</b>	<b>19,378 SF</b>
201	Tractor Supply	42,203 SF

### SHOPS

Suite #	Tenant	SF
<b>101</b>	<b>AVAILABLE</b>	<b>5,762 SF</b>
109	Medworx	1,400 SF
111	Cat's Meow	1,346 SF
115	Delapena	2,800 SF
117	Super Smoke	2,800 SF



OLYMPIC GYM  
DOLLAR TREE  
BIG 5 SPORTING GOODS  
Peninsula  
HI JOY BOWL  
END ZONE

HIGH POINT SHOPPING CENTER

Albertsons  
PAPA MURPHY'S  
WELLS FARGO  
Burger King  
BEST BUY  
BI-MART  
TRACTOR SUPPLY CO  
BANK OF AMERICA  
Starbucks

MILE HILL PLAZA

CHASE  
SE MILE HILL DR

Arby's  
ACE  
goodwill  
GROCERY OUTLET  
MIDAS  
jiffy lube

Staples  
Walgreens

Auto Zone  
SHERWIN WILLIAMS  
Kitsap Bank  
TacoTime

DUTCH BROS

O'Reilly  
BIG LOTS!  
SAFEWAY  
UNITED STATES POSTAL SERVICE  
NAVY FEDERAL Credit Union  
Walmart  
AT&T  
GameStop  
T-Mobile

LES SCHWAB

Fred Meyer

DRIVE TIME

1 MIN  
TO HWY 166

7 MIN  
DRIVE TO HWY 160

10 MIN  
DRIVE TO HWY 16

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	8,180	51,592	104,812
2010 CENSUS	7,445	47,625	92,717
2025 ESTIMATED	9,324	55,257	116,286
2030 PROJECTED	9,324	55,257	104,812

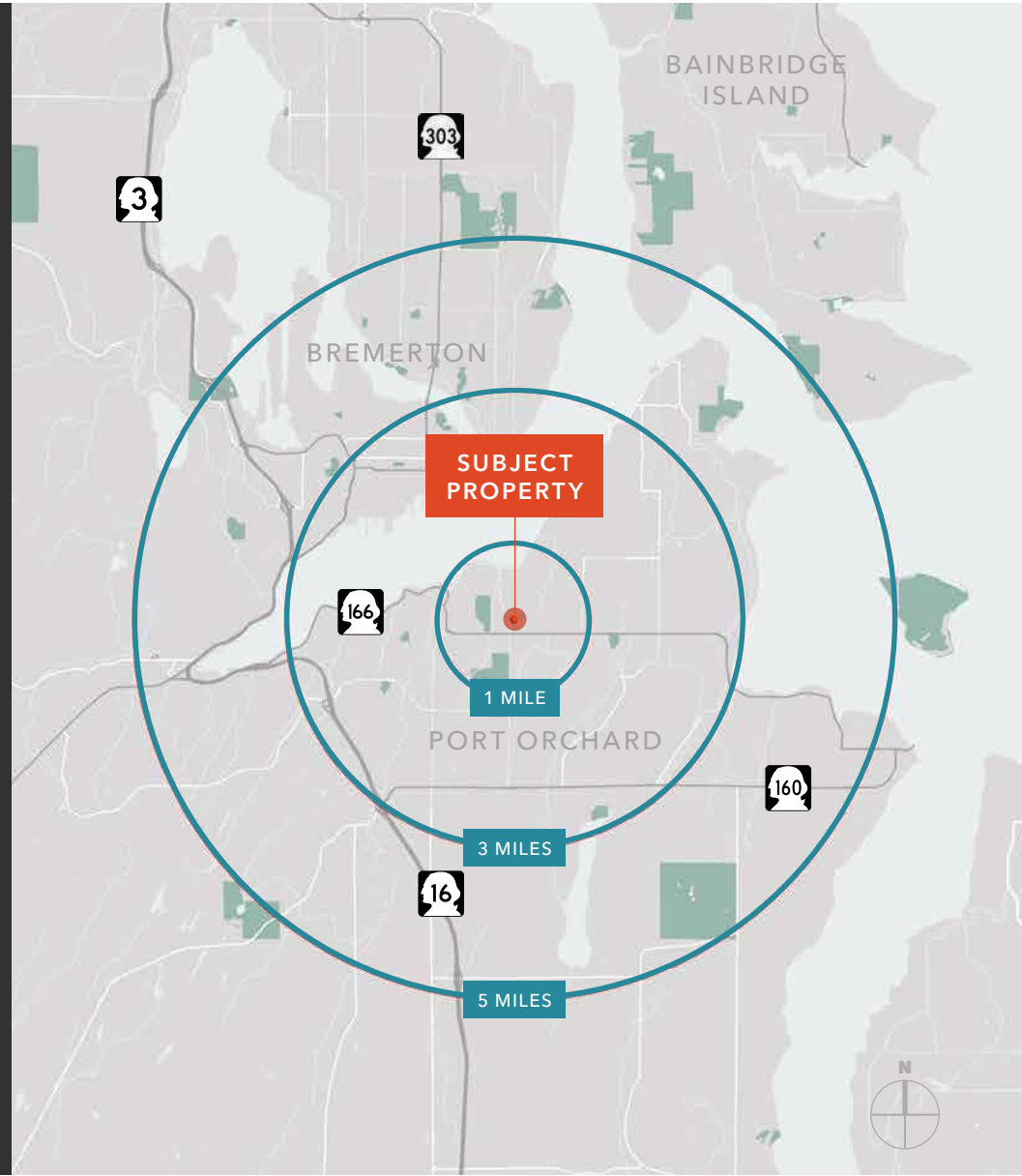
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.5	36.2	37.9
% FEMALE	58.9%	59.9%	58.9%
% MALE	41.1%	40.1%	41.1%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$87,475	\$89,083	\$89,224
2030 MEDIAN PROJECTED	\$87,944	\$89,046	\$89,224
2025 AVERAGE	\$109,931	\$112,881	\$114,987
2030 AVERAGE PROJECTED	\$110,691	\$112,954	\$114,956

Data Source: ©2026, Sites USA





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