

WALGREENS PLAZA

1676 NE MCWILLIAMS ROAD
BREMERTON, WA 98312

RETAIL FOR SALE OR LEASE

4,240 sf



**CUSHMAN &
WAKEFIELD®**

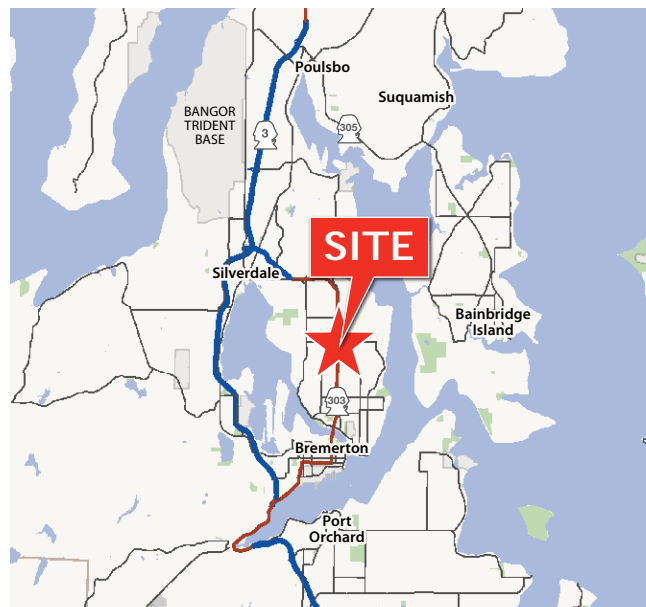
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HIGH-TRAFFIC RETAIL



PROPERTY HIGHLIGHTS

- 4,240 sf retail building adjacent to Walgreens
- Building is in like-new condition, has never been occupied, and is ready for your improvements
- Located on busy intersection of Waaga Way (SR-303) and McWilliams Road, with 34,989 vehicles passing by each day
- Easy access and abundant parking
- Nearby retailers include Walmart, Safeway and Starbucks
- Over 106,000 residents within a 5 mile radius
- Monument signage available
- Flexible owner is willing to find creative ways for you to lease and/or own this building



For more information, please contact:

RICK CADWELL

Director

(206) 521 0285

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CUSHMAN & WAKEFIELD | COMMERCE

1420 Fifth Avenue, Suite 2600

Seattle, Washington 98101

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BUILDING SPECS

BUILDING AREA	4,240 sf
LOT SIZE	0.48 acres / 20,908 sf
PARCEL NO.	252501-3-072-2004
ZONING	HTC (Highway/Tourist - Commercial)
YEAR BUILT	2005
FRONTAGE	60 feet along NE McWilliams Road
TRAFFIC	34,989 ADT along SR-303; 9,621 ADT along NE McWilliams Rd
LEASE RATE	\$15.00 psf NNN
ASKING PRICE	\$840,000 / \$198.11 psf

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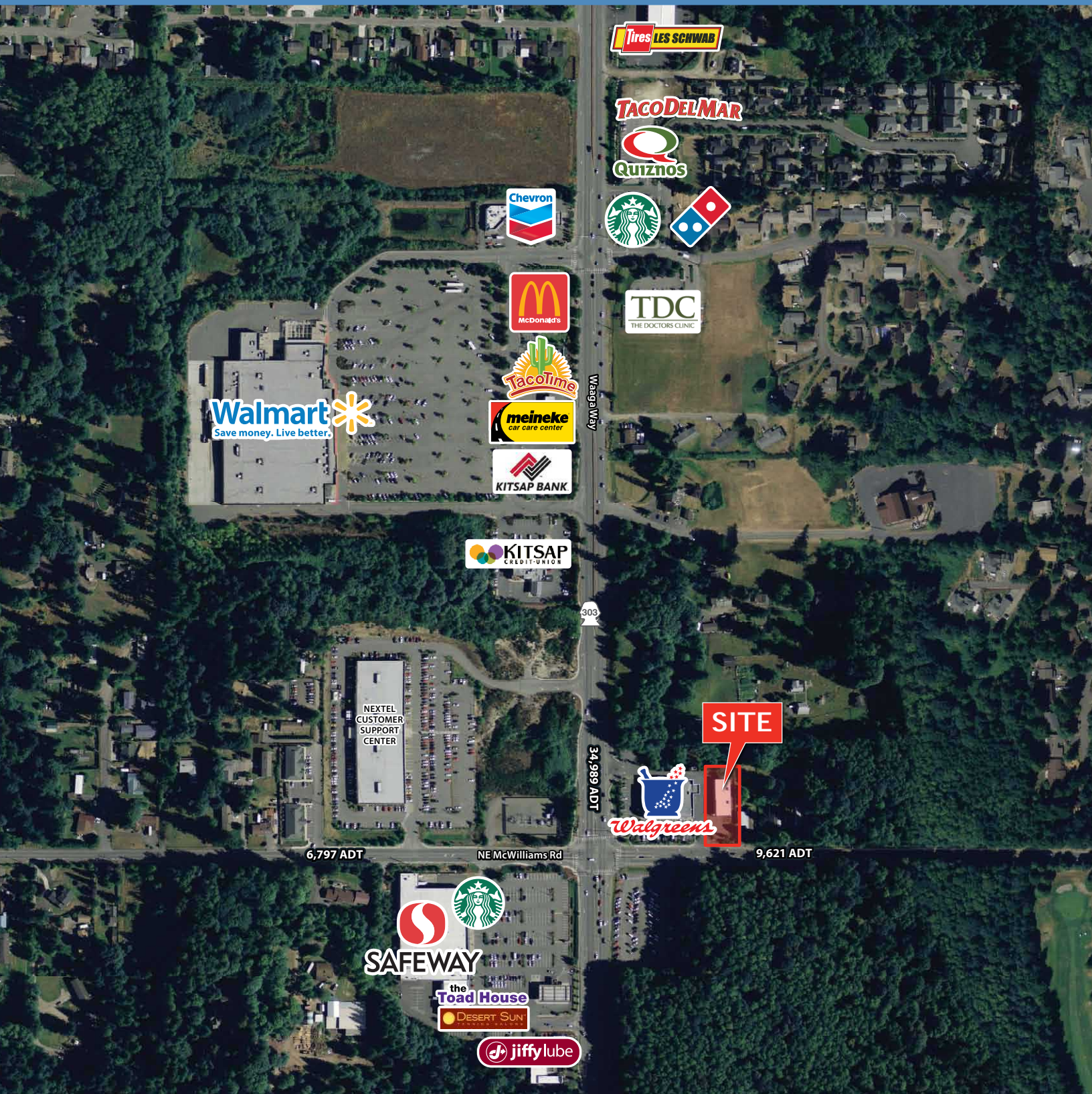
DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	15 MINUTE DRIVE
POPULATION				
2013 Estimated Population	9,599	46,660	106,164	109,064
2018 Projected Population	10,084	49,017	111,325	114,236
2013 Estimated Daytime Population	1,971	11,278	40,989	46,202
HOUSEHOLDS				
2013 Estimated Households	3,596	18,534	41,988	41,331
2018 Projected Households	3,828	19,729	44,693	43,993
2013 Est. Median HH Income	\$60,705	\$59,454	\$59,643	\$56,880
2013 Est. Average HH Income	\$67,994	\$69,344	\$70,609	\$65,886
2013 Est. Per Capita HH Income	\$25,689	\$27,837	\$28,276	\$25,389
Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.				



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