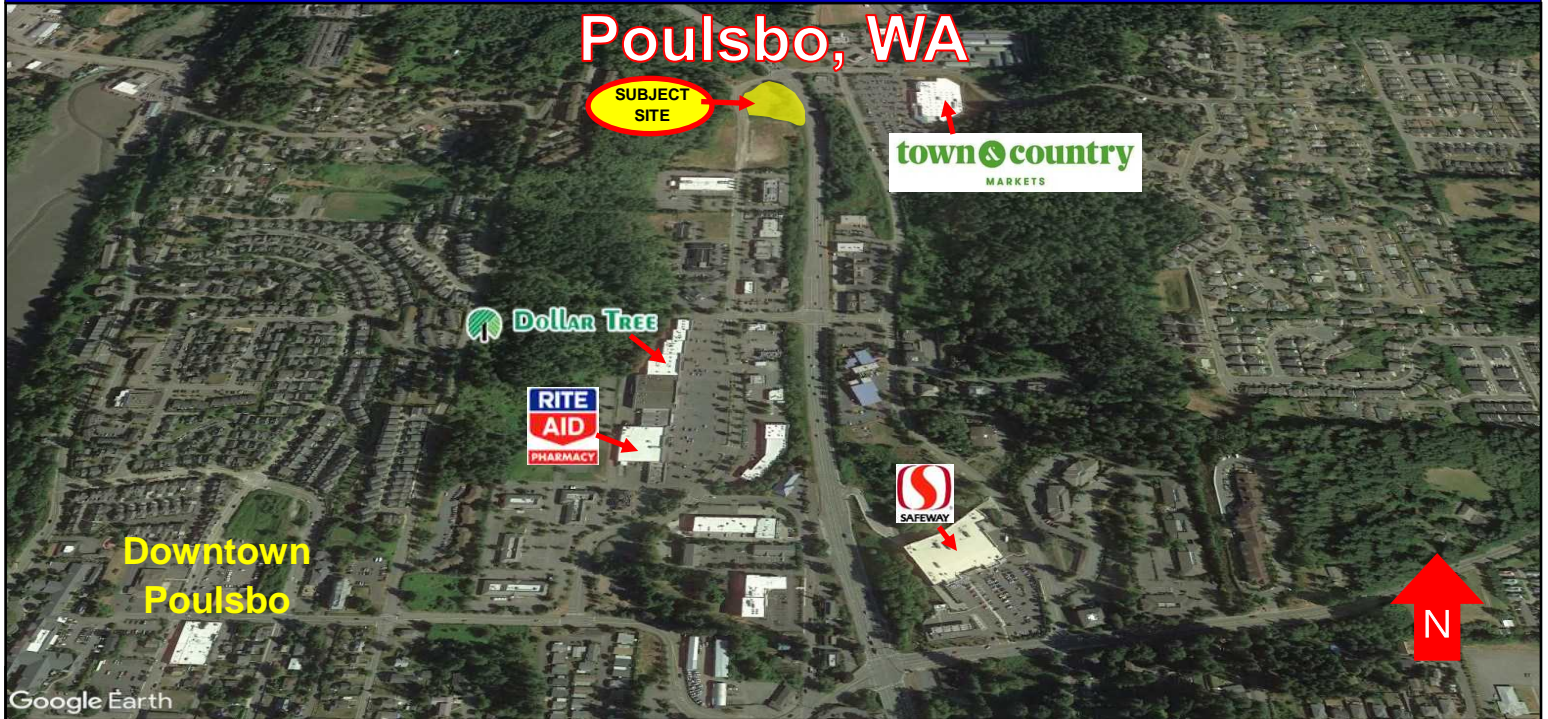


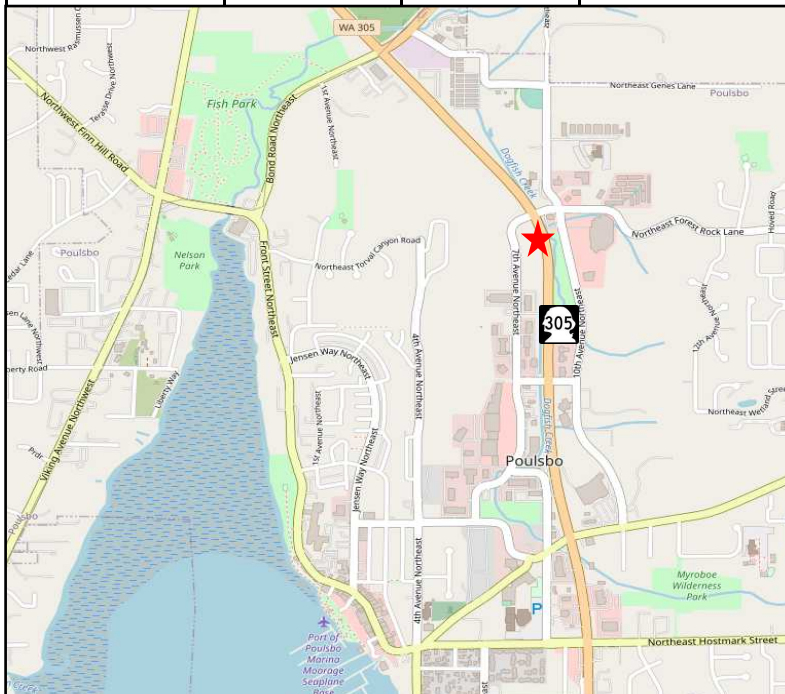
# Retail Land – FOR SALE

SWC SR 305 & 7<sup>th</sup> Avenue N.E.



## DEMOGRAPHICS

AREA	Total Population	Employment Population	Avg HH Income
3 Miles	19,901	17,148	\$109,673
5 Miles	37,581	32,947	\$111,512
10 Miles	124,148	106,890	\$112,365



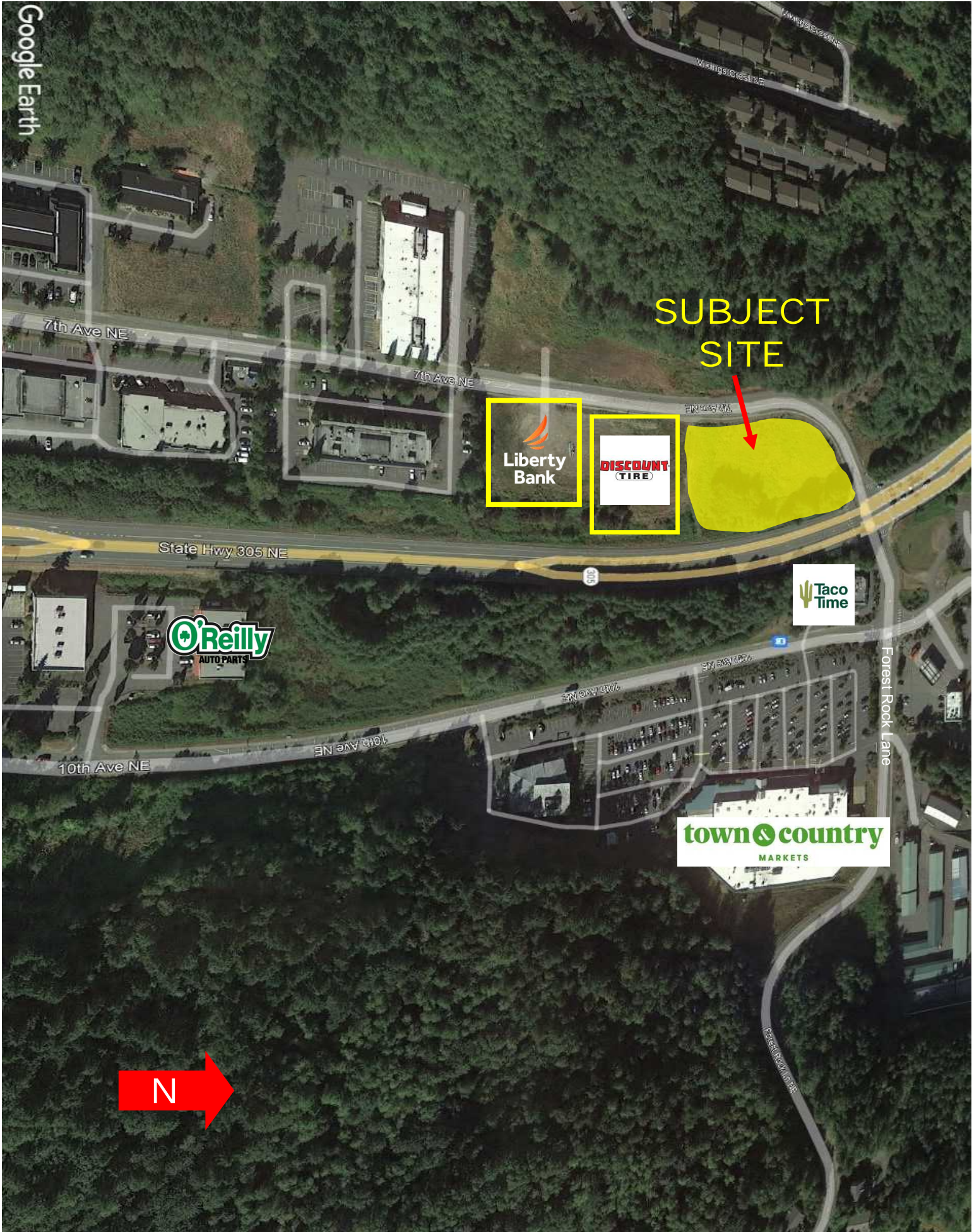
## SITE FEATURES

- **LAND AREA:** 51,550 SF (approx.)
- **PRIME EXPOSURE:** SWC SR 305 & 7<sup>th</sup> Ave NE  
A signaled corner across SR 305 from Town & Country Market
- **TRAFFIC:** SR 305 – 28,452 ADT
- **ZONING:** City of Poulsbo - C-3 SR 305  
Permits: Retail, Medical, Office, and Mixed Use.
- **SITE IMPROVEMENTS:** Rough graded – ready for development
- **SITE MAPS:** Attached Short Plat Site Map and Aerial Map
- **PURCHASE PRICE:** ~~\$1,100,000.00~~  
**\$1,000,000.00**

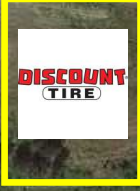
Contact Exclusive Agent



**Robert B. Chadek**  
2050 - 112th Avenue NE, Ste. 230  
Bellevue, WA 98004



SUBJECT SITE



**NOTICE**

1. This survey meets the minimum required surveying standards per WAC 337.130.090.
2. This survey is accompanied by field notes and a true second independent and calibrated level log.

**ENGINEER'S APPROVAL**

The above information was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Washington. My license number is 10000. I am the author of this survey.

*John R. Rydman*  
 Date: 3/27/98

**TREASURER'S CERTIFICATE**

I hereby certify that the property described herein is the same as that shown on the attached plat and that the same is the same as that shown on the attached plat and that the same is the same as that shown on the attached plat.

*John R. Rydman*  
 Date: 3/27/98

**SURVEYOR'S CERTIFICATE**

**A-D-A ENGINEERING**  
 SURVEYORS - ENGINEERS - PLANNERS  
 P.O. BOX 847  
 FOULSBRO, WA 98370

L. MEREDITH ARISTARCO, registered as a professional land surveyor by the State of Washington, hereby certifies that this plat is based upon an actual survey of the land described herein, conducted by me or under my supervision, during the period of 12/27/97 to 1/27/98, through the use of a surveying instrument and the 101 common law been stated on the ground.

Date: 9-8-97  
 Certificate Number: 8894  
*Arystar*

**AUDITOR'S CERTIFICATE**

I read the record of this plat and find it correct and true at the request of *John R. Rydman*, 10/27/97.

Signature: *John R. Rydman*  
 Auditor's Fee Number: 30272056  
 City of Poulso, Auditor

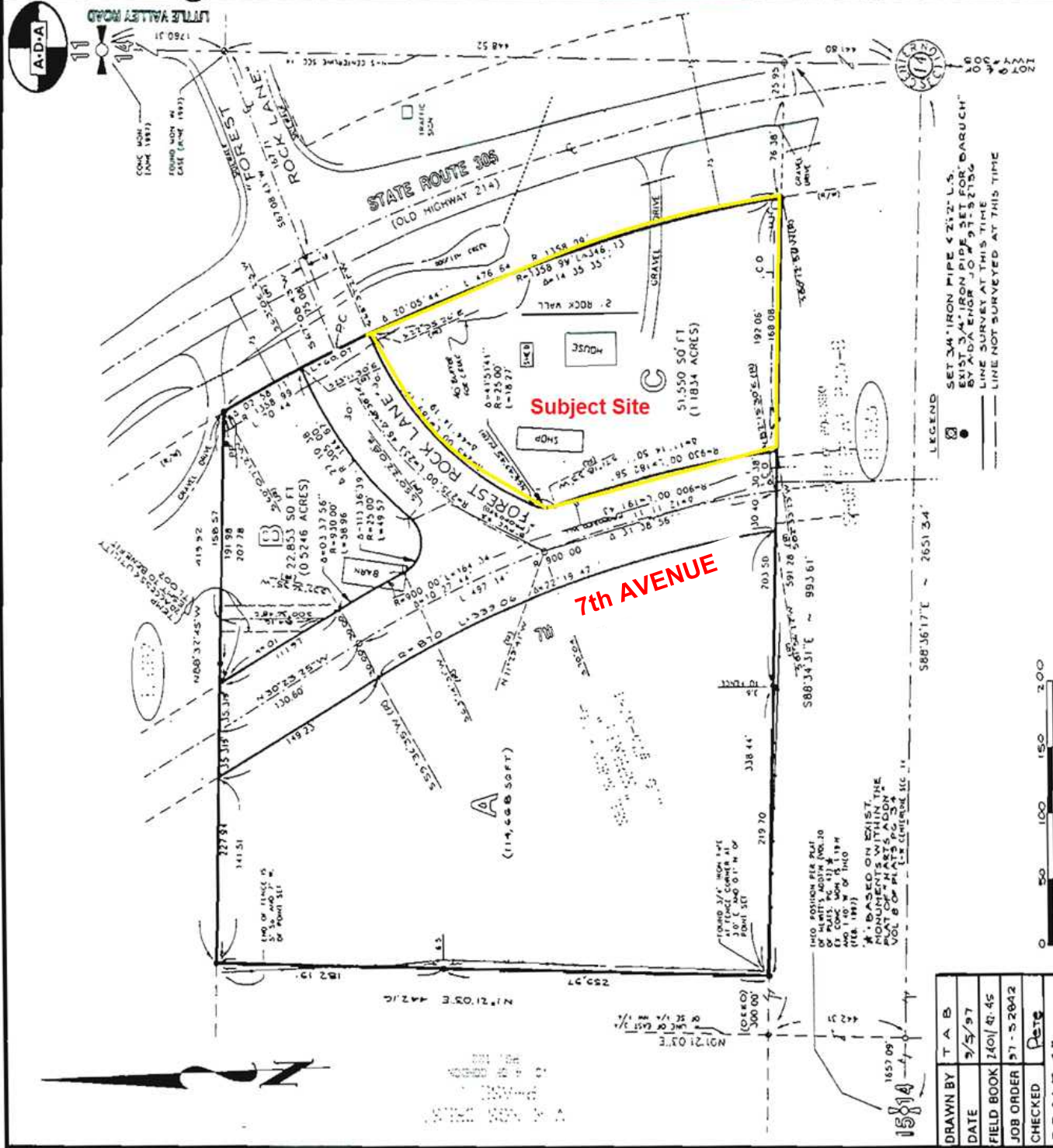
**CITY OF POULSO, WASHINGTON**

KITSAP COUNTY, WASHINGTON  
 SHORT SUBDIVISION NO. 142601-2-022-2009  
 Auditor: I. SAAC BARUCH  
 Mayor of Poulso, WA

**SEC. 14, T. 26N, R. 1E, W.M.**

SHEET 1 OF 2 SHEETS

3677056



V.14.P.222

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions or estimates are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine the suitability of the property for your needs.