

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

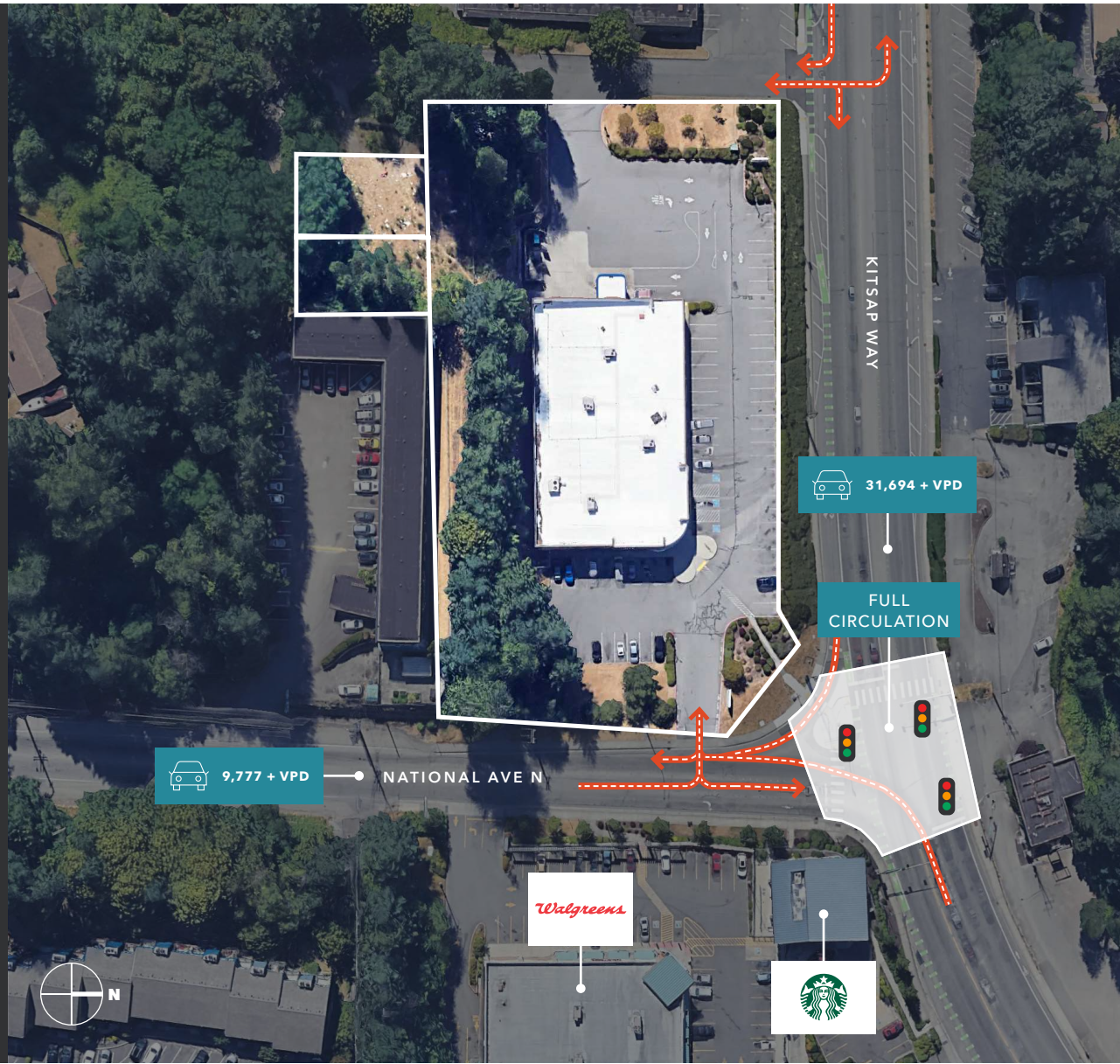
→ VIRTUAL TOUR

PROPERTY DETAILS

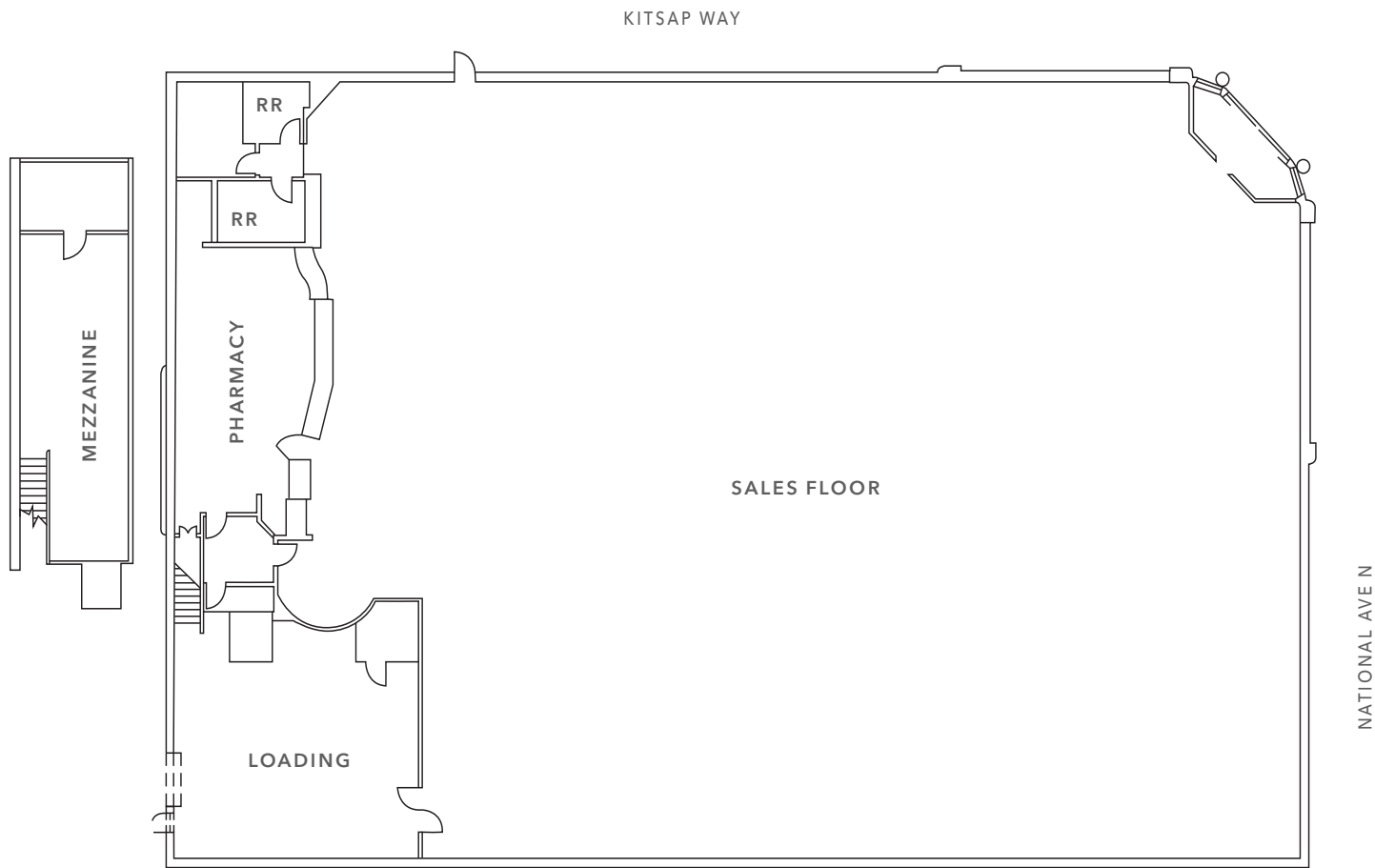
PROPERTY TYPE	Free-standing building
BUILDING SF	17,272 SF
LOT	2.55 AC
PARKING STALLS	67 (Additional stalls feasible)
LOADING	Grade level roll-up door
AMENITIES	Drive-thru
YEAR BUILT	2006
ZONING	GC
PRICING	Call brokers for details

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

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