

FOR LEASE

BI-MART & TRACTOR SUPPLY CO-TENANCY

1353 OLNEY AVE SE, PORT ORCHARD, WA 98366



KIDDER.COM

km Kidder
Mathews

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

BI-MART

**TSC TRACTOR
SUPPLY CO**

NEARBY TENANTS



Papa Murphy's
TAKE 'N' BAKE PIZZA



BANK OF AMERICA



meineke



SUITE 131
19,378 SF

SECOND GENERATION
RESTAURANT
SUITE 101 | 5,762 SF

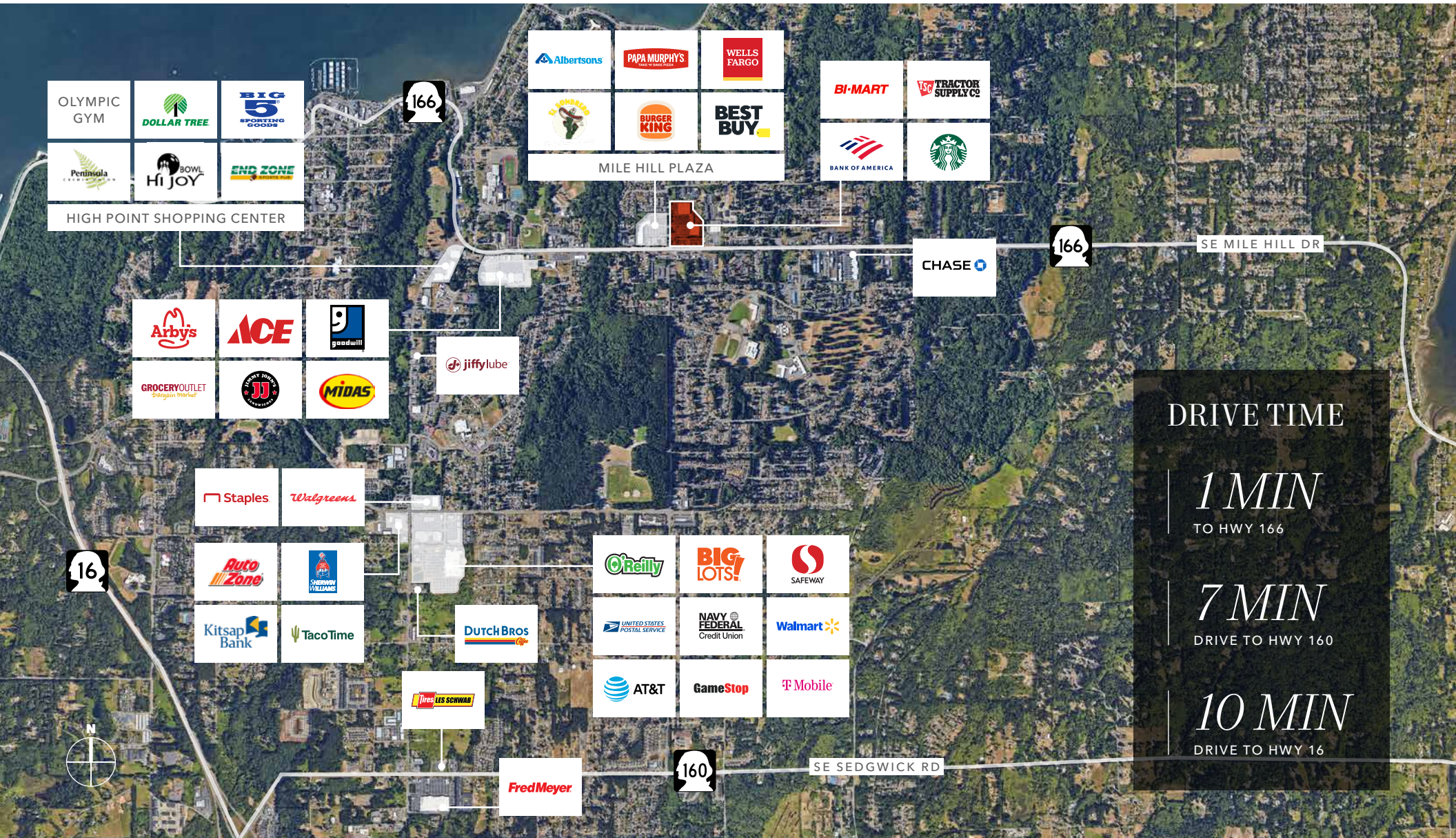


ANCHORS

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

SHOPS

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



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

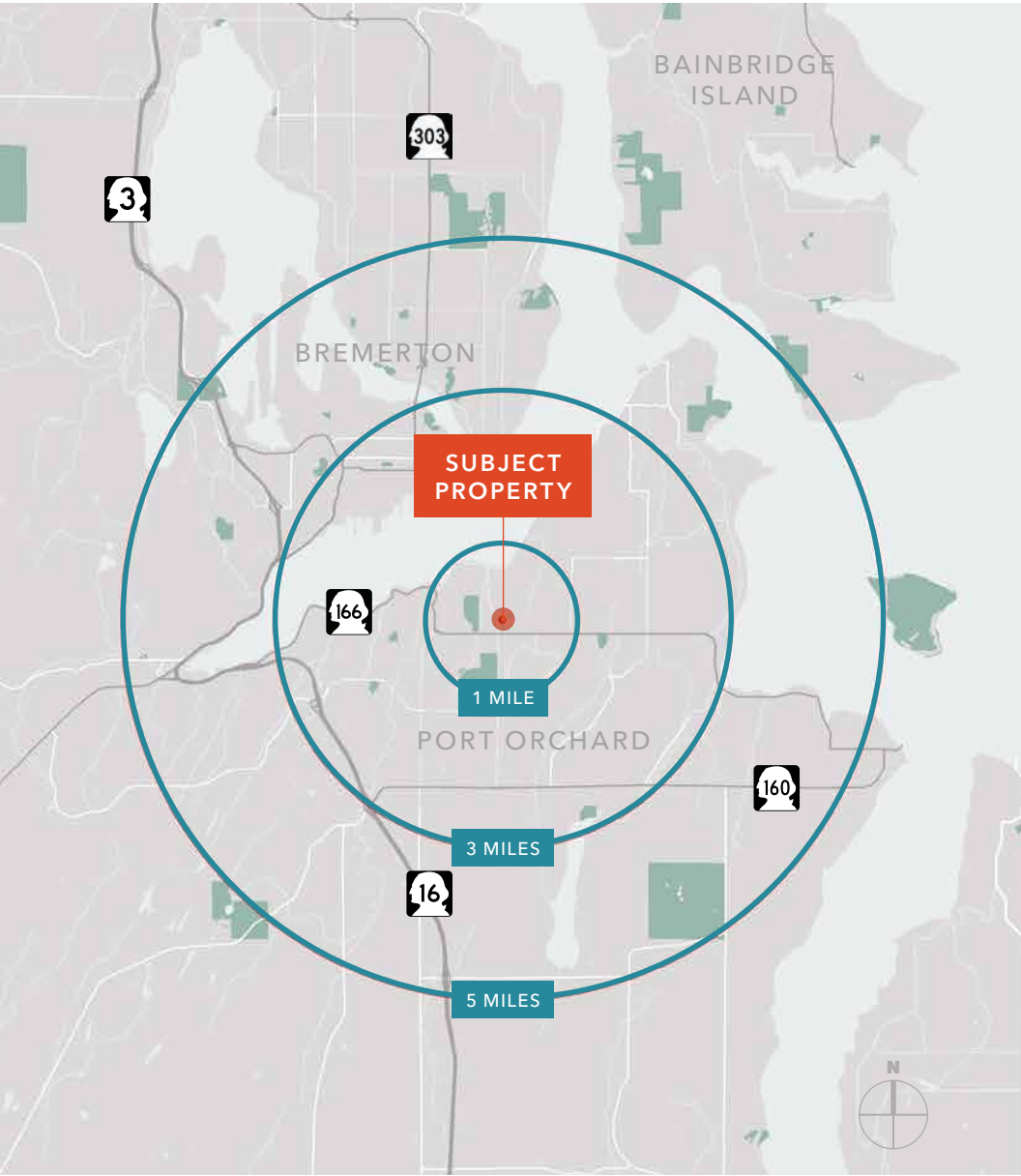
MEDIAN AGE & GENDER

	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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