



McCormick Village Retail

RETAIL / RESTAURANT / SERVICE OPPORTUNITIES

Under Construction Now • Port Orchard, WA



Premiere Retail, Service & Restaurant Opportunities

Introducing an exceptional and limited-time opportunity to retailers, eateries, and services in the brand new and exclusive McCormick Village Retail. The retail village is envisioned to be a pedestrian-centric marketplace, where individuals stroll, shop, dine, and come together to enjoy, all while crafting unique experiences.

Nestled within the McCormick master planned community, this will be the hub for the existing 7,399 residents. Current growth targets expect the population of McCormick to be 19,000 by 2033. As the sole commercial village catering to the growing needs of the master plan and surrounding communities, this represents an outstanding opportunity for businesses to locate where there is pent-up demand.

Prospective tenants will have the chance to collaborate on architectural designs and shape their own vision.



OVERVIEW

ADDRESS	SW Old Clifton Rd. & McCormick Village Drive
TOTAL BUILDABLE AREA	~ 30,000 SF
RESTAURANT SPACE	1,000 - 3,409± SF
RETAIL / SERVICE SPACE	500 - 4,603 SF
PARKING STALLS	~ 213 Visitor Stalls + Offsite Parking
LEASING CONTACT	Angela Oliveri

Site Plan

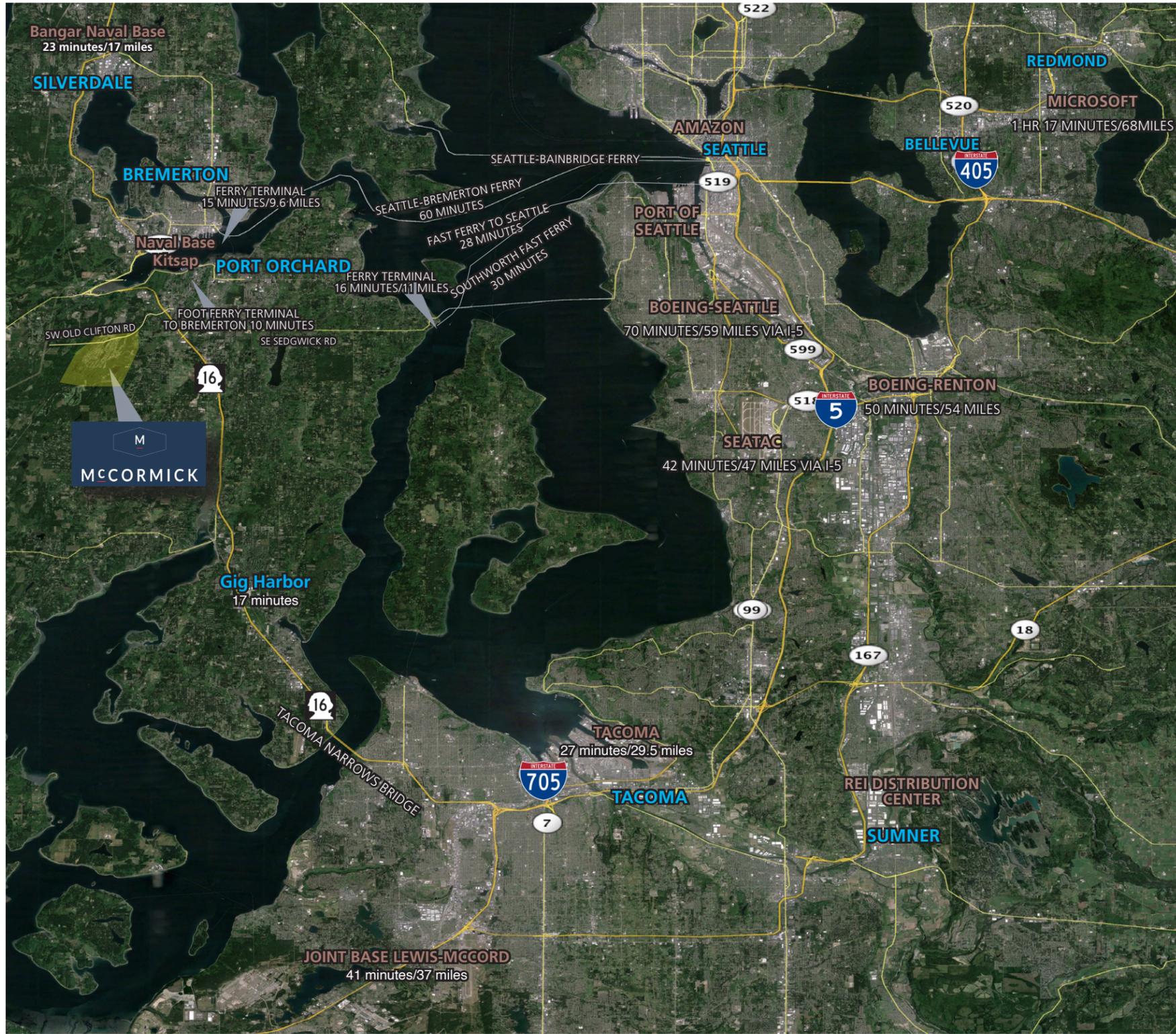


<https://mccormickvillageretail.com/>

A1	Forestview Dental
A2	Premiere Vet Clinic
B	Wilson Patisserie
C	4,603sf*
D1	Salt & Sage Massage & Skincare
D2	Village Pharmacy
E	2,296sf
F	3,409sf*
G	3,339sf*
H1	Calibre Salon
H2	McCormick Communities HOA
I 1	Yoga
I 2	Gym
J	3,048sf
*	Can be Demised



McCormick Village Retail Location



McCormick Master Planned Community Overview

McCormick is an elevated community filled with thoughtfully designed neighborhoods and a wide selection of amenities, crafted to provide ideal living experiences for all ages and lifestyles. With a diverse selection of home products and prices, McCormick caters to everyone.

McCormick Amenities

- 65-Acre Park
- 8 Miles of Walking Trails
- 2 Off-Leash Dog Parks
- 18 Hole Golf Course & Clubhouse
- 5+ Community Parks
- Tennis Courts
- Fast Fiber Internet
- HOA & Community Events

Average Home Value in McCormick: \$682,500

Average Home Value in Port Orchard \$545,000

Diverse Selection of Home Builders Current Selling:



LIVEATMCCORMICK.COM

Leasing Contact: Angela Oliveri
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Demographics

Population

	MCCORMICK	3 MILES	5 MILES
2030 Projected Population	10,893	19,105	63,377
2025 Projected Population	7,399	16,721	57,797
2020 Census Population	5,756	16,218	58,676
2010 Census Population	3,694	12,285	51,270

Average Households by Income

	MCCORMICK	3 MILES	5 MILES
2030 Projected Income	\$140,194	\$118,741	\$102,558
2025 Projected Income	\$138,993	\$117,908	\$107,211
2020 Census Income	\$72,086	\$62,708	\$58,477
2010 Census Income	\$59,416	\$49,000	\$47,084

Households

	MCCORMICK	3 MILES	5 MILES
2030 Projected Households	4,190	7,271	24,487
2025 Estimated Households	2,846	6,287	22,040
2020 Census Households	2,075	5,337	19,412
2010 Census Households	1,395	4,086	17,191
Avg Household Net Worth (2025)	\$1.62M	\$1.31M	\$1.11M

Median Household Income

	MCCORMICK	3 MILES	5 MILES
2030 Projected Income	\$102,896	\$97,578	\$88,039
2025 Projected Income	\$101,993	\$96,863	\$88,039
2010 Census Income	\$54,005	\$54,596	\$52,139
2000 Census Income	\$46,292	\$42,728	\$40,979