

SALE

AMOS 7TH AVENUE

7th Ave NE Poulsbo, WA 98370



PROPERTY DESCRIPTION

Shovel ready location visible from Highway 305, the major north/south connector from Bainbridge Island into the core of Poulsbo's trade area. Fantastic opportunity ideally suited for medical, dental, automotive, fast food, childcare, and banking.

Surrounded by strong neighborhood retail, including Safeway and Central Market. Many schools, churches, and shopping locations surround the immediate area. Poulsbo is thriving in all business aspects and continues to add hundreds of homes annually.

LOT #	STATUS	PRICE	SIZE	APN	ZONING
Lot 1	Available	\$437,000	2.19 AC	142601-2-057-2007	C-3 SR 305 Corridor
Lot 3	Available	\$717,000	1.91 AC	142601-2-059-2005	C-3 SR 305 Corridor

Cameron Wilson, CCIM
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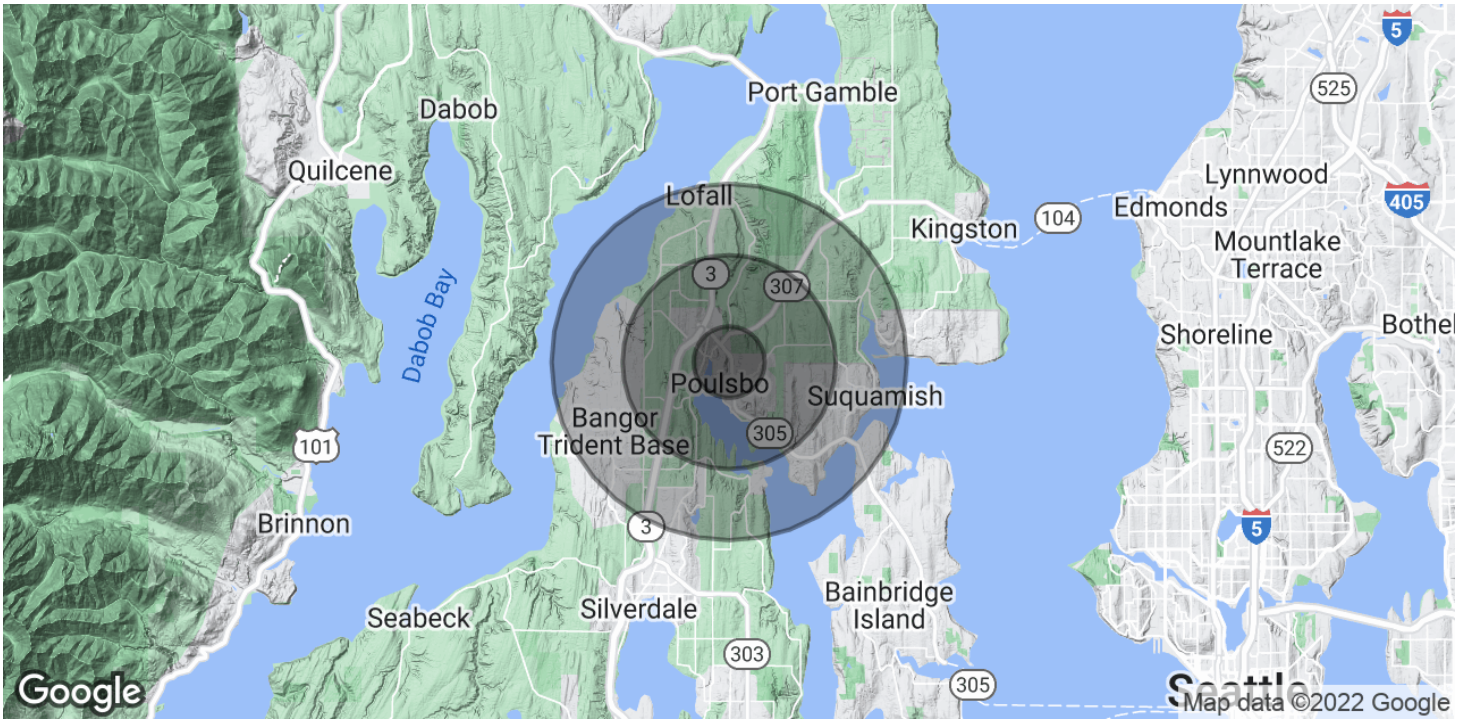


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,832	19,495	41,374
Average Age	45.1	44.1	42.5
Average Age (Male)	41.9	42.9	41.8
Average Age (Female)	50.1	46.0	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,868	8,478	16,778
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$74,253	\$91,018	\$93,833
Average House Value	\$471,764	\$429,730	\$443,229

* Demographic data derived from 2020 ACS - US Census

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