

Retail Space For Lease

31956 State Rt. 20
Oak Harbor, WA 98277



About the Property:

- 10,000 SF Retail Space (Divisible)
- 22,400 VPD on State Rt 20
- 28,358+ People within 3-Mile
- \$85,800+ Avg Household Income within 5-Miles
- Available Q1 2026
- Outparcel to Home Depot center
- Ample Parking and Flexible Zoning

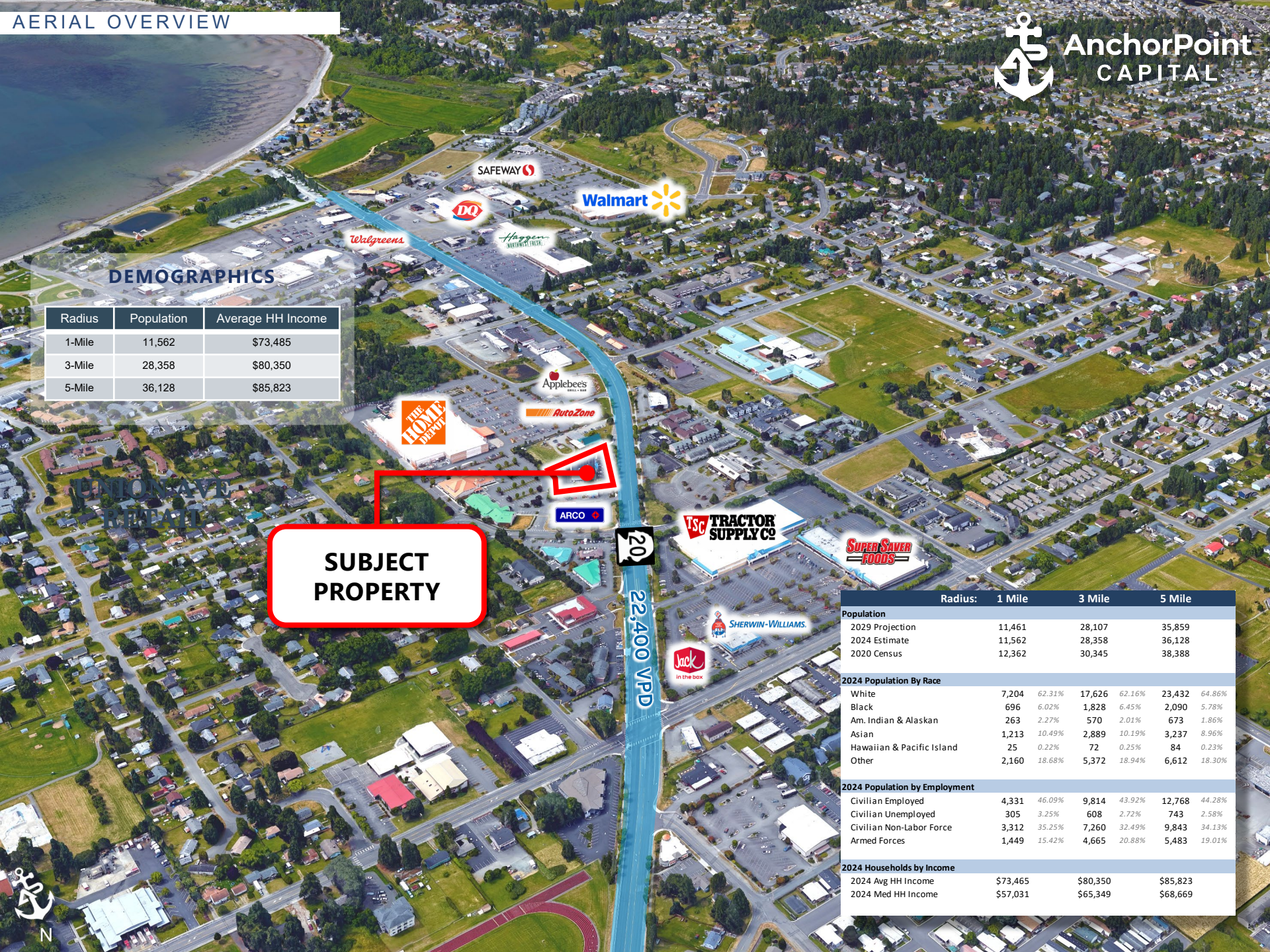


SUDMAN
GROUP

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LICENSE NUMBER: BK3627127 & CQ1071924



DEMOGRAPHICS

Radius	Population	Average HH Income
1-Mile	11,562	\$73,485
3-Mile	28,358	\$80,350
5-Mile	36,128	\$85,823

SUBJECT PROPERTY

20
22,400 VPD

	Radius: 1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,461		28,107		35,859	
2024 Estimate	11,562		28,358		36,128	
2020 Census	12,362		30,345		38,388	
2024 Population By Race						
White	7,204	62.31%	17,626	62.16%	23,432	64.86%
Black	696	6.02%	1,828	6.45%	2,090	5.78%
Am. Indian & Alaskan	263	2.27%	570	2.01%	673	1.86%
Asian	1,213	10.49%	2,889	10.19%	3,237	8.96%
Hawaiian & Pacific Island	25	0.22%	72	0.25%	84	0.23%
Other	2,160	18.68%	5,372	18.94%	6,612	18.30%
2024 Population by Employment						
Civilian Employed	4,331	46.09%	9,814	43.92%	12,768	44.28%
Civilian Unemployed	305	3.25%	608	2.72%	743	2.58%
Civilian Non-Labor Force	3,312	35.25%	7,260	32.49%	9,843	34.13%
Armed Forces	1,449	15.42%	4,665	20.88%	5,483	19.01%
2024 Households by Income						
2024 Avg HH Income	\$73,465		\$80,350		\$85,823	
2024 Med HH Income	\$57,031		\$65,349		\$68,669	



