PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in Bremerton, WA—a prime free-standing building zoned for Neighborhood Business (NB). This property, located at 3536 Arsenal Way, boasts a strategic location within the vibrant Bremerton area, presenting an ideal canvas for retail or commercial ventures. Phase 1 and 2 completed and show property to be clear. With NB zoning, the potential for a diverse range of retail and service uses is realized, offering the flexibility to create a dynamic and customer-centric space. Embrace the chance to shape a prominent presence in this thriving community, leveraging the strategic advantages of this location to establish a successful retail or service-oriented enterprise.

OFFERING SUMMARY

Sale Price:	$1,699,000
Lot Size:	4.3 Acres
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	333	1,482	4,056
Total Population	826	3,667	11,618
Average HH Income	$86,309	$83,483	$93,050

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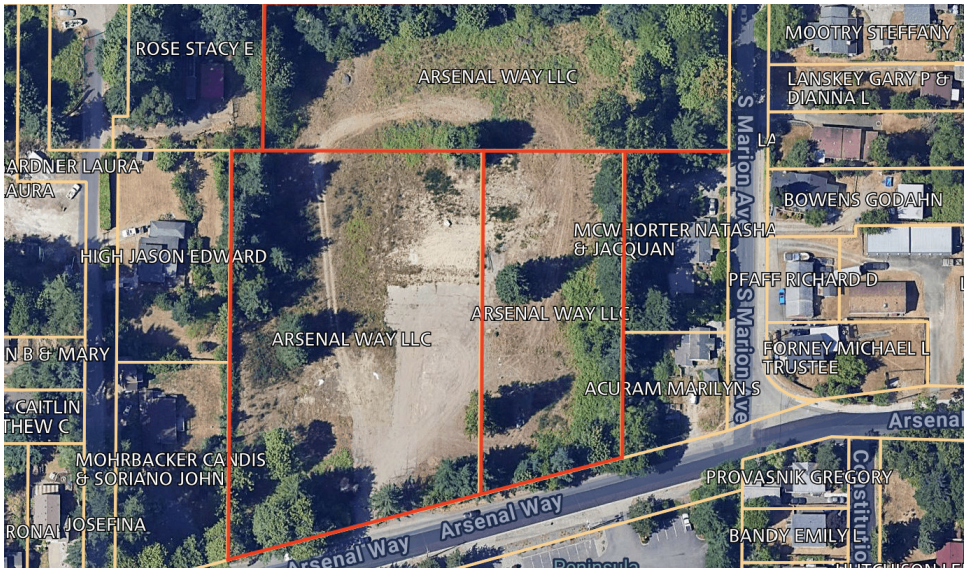

PROPERTY HIGHLIGHTS

- Phase 1 and 2 completed with no further action required
- Ideal for retail or service uses
- Strategic location in Bremerton area
- Seller financing may be available
- Zoned for Neighborhood Business (NB) which would allow: Daycare facility, general office/business, park, senior housing complex, worship and religious facility

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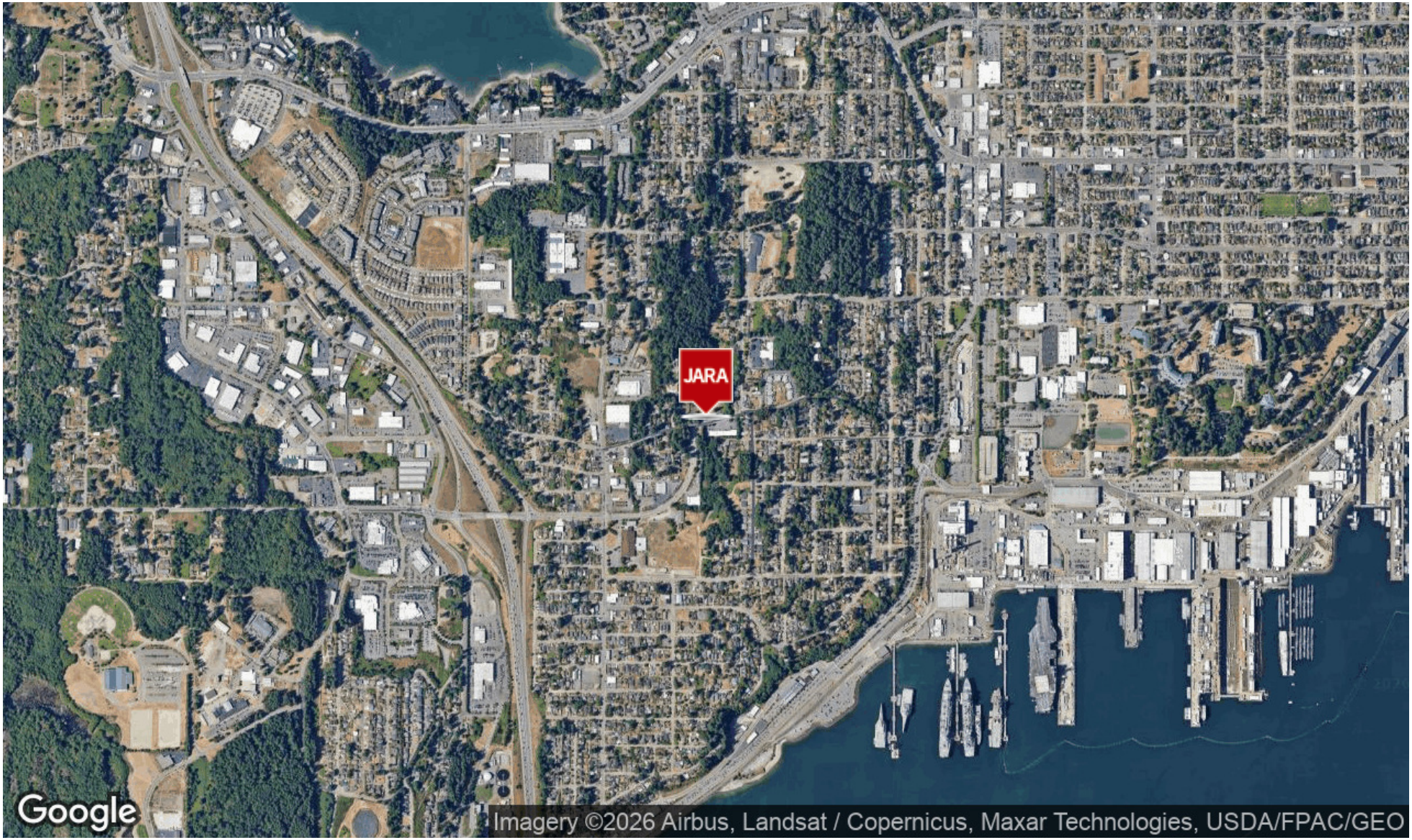

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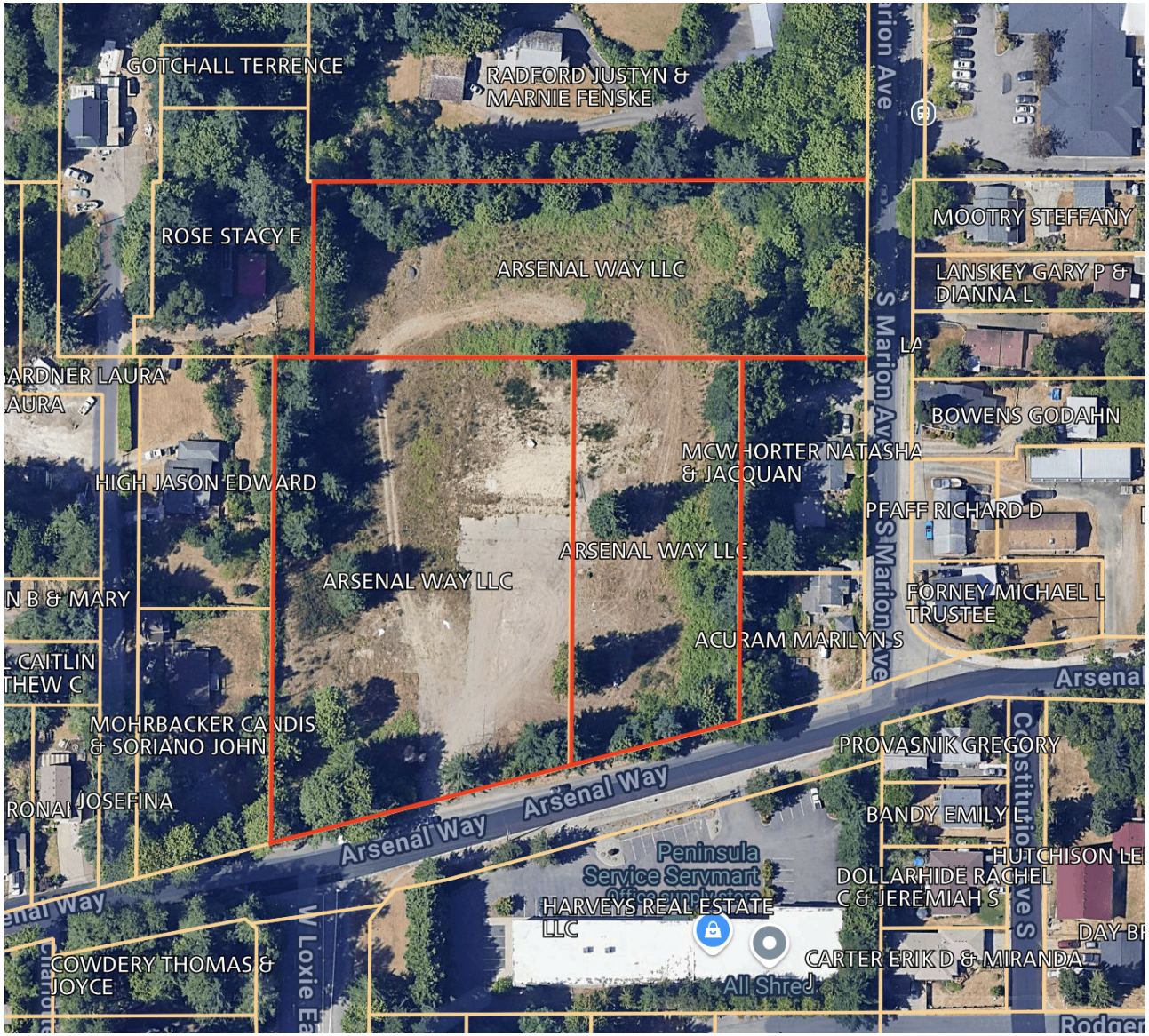

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,618	59,758	114,056
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,056	22,731	43,275
Persons per HH	2.9	2.6	2.6
Average HH Income	$93,050	$94,480	$103,752
Average House Value	$397,194	$462,033	$502,519
Per Capita Income	$32,086	$36,338	$39,904

Map and demographics data derived from AlphaMap

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