

# 1231 Sheridan Road

Sale Price: \$2,750,000

1231 Sheridan Rd  
Bremerton, WA 98310  
[www.cbre.com/tacoma](http://www.cbre.com/tacoma)

## Development Site in Bremerton, WA

Discover an exceptional opportunity with this 5.08-acre prime development site in Bremerton, WA. Perfectly positioned and zoned for multifamily, commercial office, retail spaces, or light industrial development. In close proximity to sought-after retail amenities, the downtown Seattle ferry, and the Bremerton naval shipyard. As the naval shipyard experiences rapid growth, demand for housing and commercial services is projected to surge, making this a lucrative investment for the future. Tap into the potential of Bremerton's flourishing market with this strategically located parcel of vacant land.



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## Property Information

- + ±5.08 acres of vacant land (infill site)
- + Parcel number: 39360350220003
- + Zoning: Eastside Village Subarea Plan (EVSP, City of Bremerton)
- + Allowed uses: multifamily, commercial (office/retail), and light industrial
- + All major utilities available at or near site
- + Mostly level topography
- + Favorable development standards in the City of Bremerton
- + Close proximity to several retail amenities
- + Near Kitsap Transit route/bus stop (SR-303)



# Property Demographics

	1 Mile	3 Miles	5 Miles
2023 Population Estimate	14,232	63,707	122,284
2028 Population Projection	15,100	65,286	124,640
2023 Households Estimate	6,042	24,949	47,457
2028 Households Projection	6,481	25,920	48,942
2023 Average Household Income	\$83,640	\$93,137	\$107,918
2028 Average Household Income	\$100,180	\$109,926	\$126,452

\*Source: ESRI 2024

6,194

Cars Per Day Sheridan Rd/SR-303

69

Walk Score

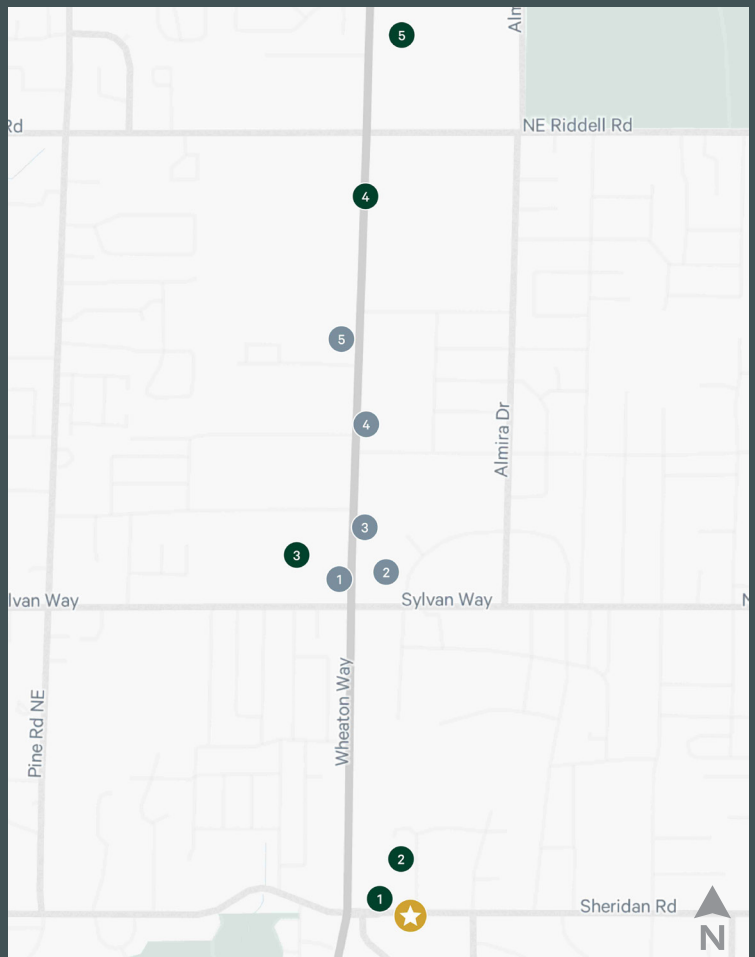
33K

Employees within 5 Miles

## Ledgend

Store	
1	Speedway Express
2	Saar's Super Saver Foods
3	St. Vincent de Paul's
4	Grocery Outlet
5	Fred Meyers

Restaurants	
1	Starbucks
2	Popeyes
3	McDonalds
4	Dutch Bros Coffee
5	Family Pancake House



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For Sale

# Bremerton, WA

Bremerton offers a unique blend of small-town charm and big-city opportunities, making it an ideal place to build and settle. The city is experiencing notable growth due to the nearby naval shipyard, which is not only providing economic stability but also increasing job opportunities.

Living in Bremerton would allow tenants to enjoy the tranquility and community-driven environment of a smaller town, while still having easy access to the vibrant city life of Seattle, just one ferry ride away. This proximity to Seattle offers convenient access to its thriving business scene, cultural activities, and entertainment options. Bremerton is also close to the Olympic National Park, offering residents and visitors a chance to engage with the outdoors, participate in recreational activities and enjoy the natural beauty of the region.

Moreover, the city's median salary surpasses the national average, indicative of a strong local economy and giving residents more disposable income to patronize new businesses or afford rental in a new apartment building. All these factors combined make Bremerton an attractive choice for anyone looking to establish roots in a dynamic, growing area.



## Contact Us

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