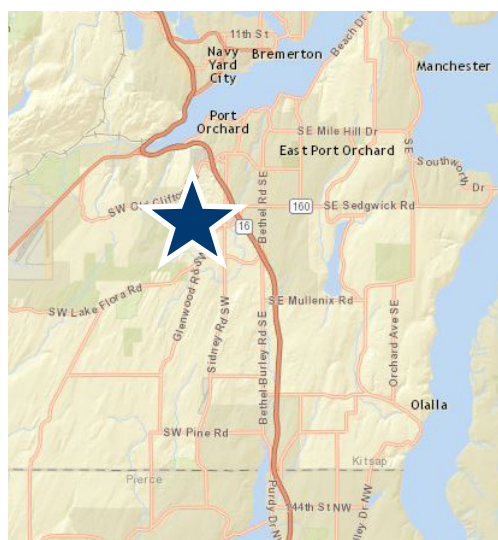


PORT ORCHARD PROFESSIONAL CENTER 451 SOUTHWEST SEDGWICK ROAD, PORT ORCHARD



FEATURES

- Prime office or medical space available in desirable Sedgwick location
- Ideally situated off busy Sidney & Sedgwick intersection
- Adjacent to two large apartment complexes and Sedgwick retail
- 3-miles to growing McCormick Woods community
- 10 mins to Port Orchard Foot Ferry
- Conveniently located off HWY 16
- Excellent traffic count, 50,000 cars per day on HWY 16
- Opportunity for exterior building and street monument signage
- Professionally managed by Rush Properties

CONTACT

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www.therushcompanies.com

kfairall@therushcompanies.com

PORT ORCHARD PROFESSIONAL CENTER 451 SOUTHWEST SEDGWICK ROAD, PORT ORCHARD



Desirable Destination:

- Kitsap County is a top 5 destination for movers from King County.
- Over 2,200 people made the move annually between 2012 - 2016, a 29% increase since 2010.

Source: Seattle Times/U.S. Census

AREA DEMOGRAPHICS	3 Mile Radius	5 Mile Radius
Estimated 2019 Population	31,887	69,587
Projected 2024 Population	33,936	73,214
Estimated 2019 Households	11,961	25,343
Median Household Income	\$71,503	\$67,130
Average Household Income	\$86,701	\$81,709
Projected Average Household Income 2024	\$103,604	\$96,597

Source: ESRI

Average Daily Traffic Counts:



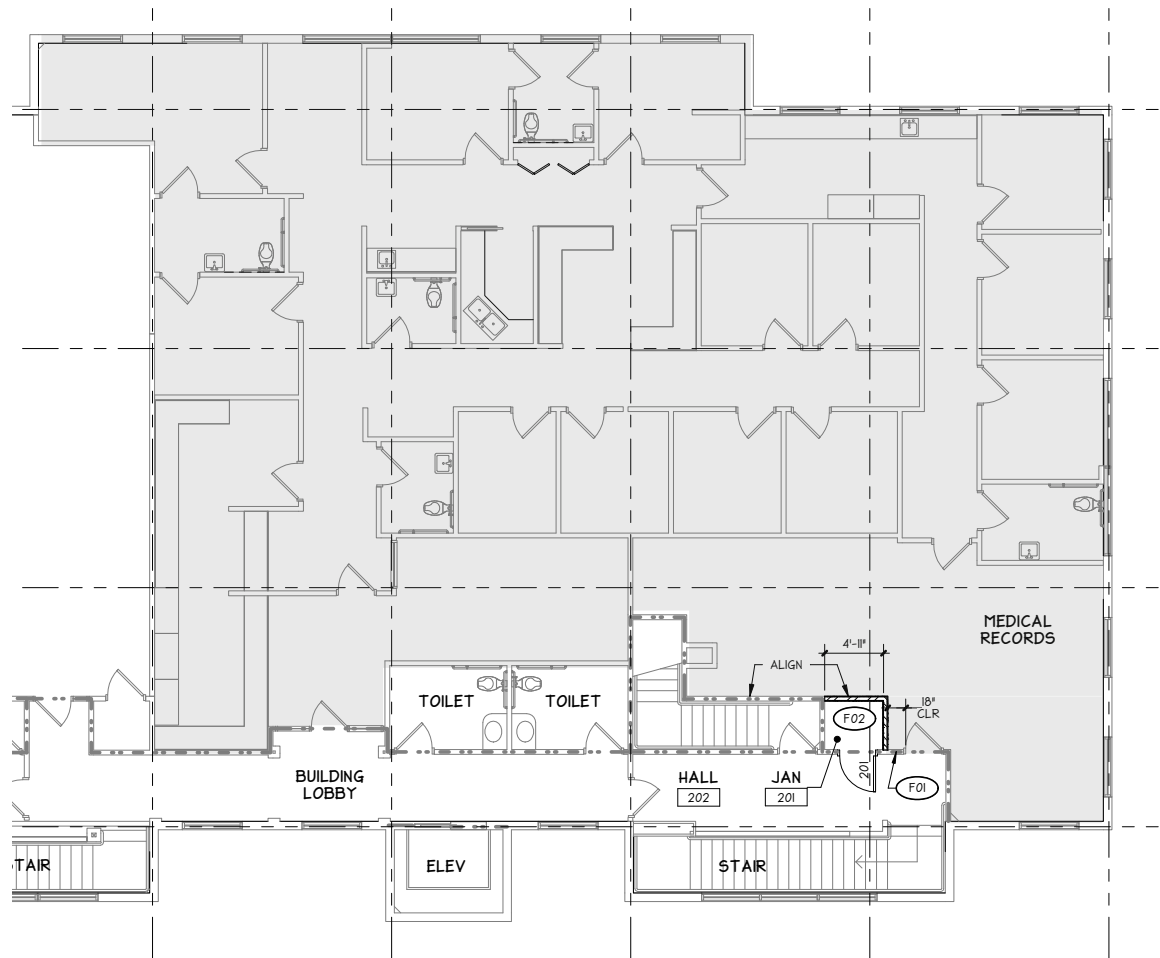
Highway 16
50,000 CPD



SW Sedgwick & Sidney
15,423 CPD

PORT ORCHARD PROFESSIONAL CENTER 451 SOUTHWEST SEDGWICK ROAD, PORT ORCHARD

FLOOR PLAN



Suite 220 - 4,892 Rentable Square Feet

PORT ORCHARD PROFESSIONAL CENTER 451 SOUTHWEST SEDGWICK ROAD, PORT ORCHARD

GALLERY

