



# McCormick Village Retail

RETAIL / RESTAURANT / SERVICE OPPORTUNITIES

Expected Completion Summer 2025 - Fall 2025 • Port Orchard, WA



# Premiere Retail & Restaurant Opportunities

Introducing an exceptional and limited-time opportunity to retailers, eateries, and services in the brand new and exclusive McCormick Village Retail. The retail village is envisioned to be a pedestrian-centric marketplace, where individuals stroll, shop, dine, and come together to enjoy, all while crafting unique experiences.

Nestled within the McCormick master planned community, this will be the hub for the existing 5,178 residents. Current growth targets expect the population of McCormick to be 12,748 by 2033. As the sole commercial village catering to the growing needs of the master plan and surrounding communities, this represents an outstanding opportunity for businesses to locate where there is pent-up demand.

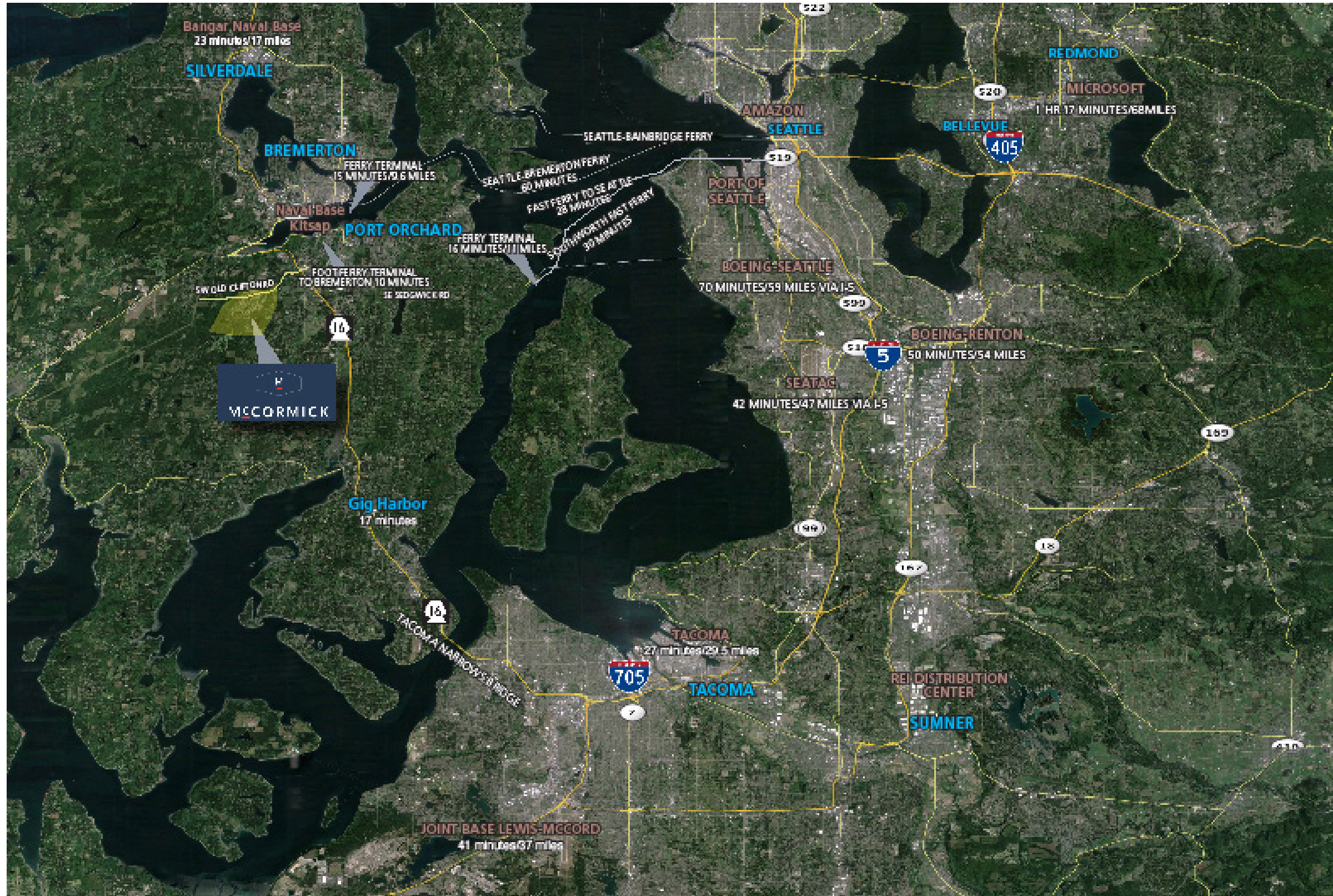
Prospective tenants will have the chance to collaborate on architectural designs and shape their own vision.



## OVERVIEW

ADDRESS	SW Old Clifton Rd. & McCormick Village Drive
TOTAL BUILDABLE AREA	~ 30,000 SF
RESTAURANT SPACE	1,000 - 5,000 SF
RETAIL / SERVICE SPACE	440 - 4,300 SF
PARKING STALLS	~ 150
LEASING CONTACT	Angela Oliveri

# McCormick Village Retail Location



# McCormick Master Planned Community Overview

McCormick is an elevated community filled with thoughtfully designed neighborhoods and a wide selection of amenities, crafted to provide ideal living experiences for all ages and lifestyles. With a diverse selection of home products and prices, McCormick caters to everyone.

## McCormick Amenities

- 65-Acre Park
- 8 Miles of Walking Trails
- 2 Off-Leash Dog Parks
- 18 Hole Golf Course & Clubhouse
- 5+ Community Parks
- Pickleball & Tennis Courts
- Fast Fiber Internet
- HOA & Community Events

**Average Home Value in McCormick: \$643,263**

**Average Home Value in Port Orchard \$565,000**

**Diverse Selection of Home Builders Current Selling:**



**LIVEATMCCORMICK.COM**

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# Demographics

## Population

	MCCORMICK	3 MILES	5 MILES
2033 Projected Population	12,748	24,007	70,587
2023 Projected Population	5,178	16,231	59,407
2020 Census Population	4,785	16,218	58,676
2010 Census Population	3,109	12,285	51,270

## Households by Income

	MCCORMICK	3 MILES	5 MILES
2033 Projected Income	\$158,823	\$118,741	\$102,558
2023 Projected Income	\$142,406	\$117,908	\$107,211
2020 Census Income	\$71,615	\$62,708	\$58,477
2010 Census Income	\$56,993	\$49,000	\$47,084

## Households

	MCCORMICK	3 MILES	5 MILES
2033 Projected Households	4,903	9,671	97,876
2023 Estimated Households	1,749	6,170	99,349
2020 Census Households	1,737	6,089	35,598
2010 Census Households	1,178	4,792	\$93,668
Avg Household Net Worth (2023)	\$1.26M	\$895,926	\$912,556

## Median Household Income

	MCCORMICK	3 MILES	5 MILES
2033 Projected Income	\$125,065	\$92,847	\$83,981
2023 Projected Income	\$116,054	\$90,760	\$82,008
2010 Census Income	\$57,756	\$53,725	\$51,176
2000 Census Income	\$48,528	\$41,833	\$40,288

# Site Plan



## Restaurant, Retail, Service and Office Spaces Available:

- Building A 5,225 SF
- Building B 1,800 SF
- Building C 4,600 SF
- Building D 2,025 SF
- Building E 2,350 SF
- Building F 4,100 SF
- Building G 2,350 SF
- Building H 2,200 SF
- Building I 1,675 SF
- Building J 3,000 SF

Parking: ~143 Stalls

\*Buildings and spaces can be combined or divided as necessary