



McCormick Village Retail

RETAIL / RESTAURANT / SERVICE OPPORTUNITIES

Expected Completion Summer 2025 - Fall 2026 • 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

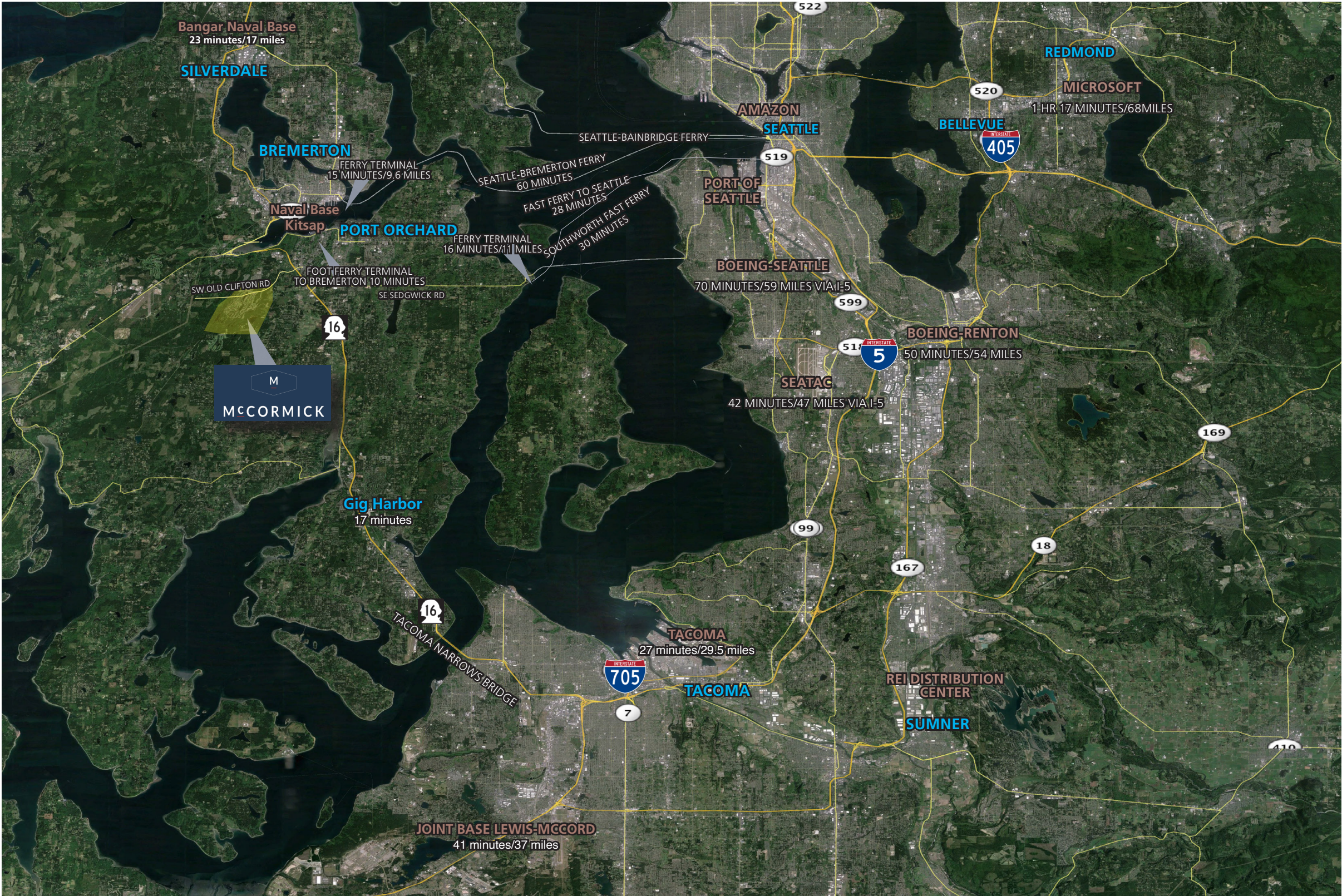
| | |
|------------------------|--|
| ADDRESS | SW Old Clifton Rd. & McCormick Village Drive |
| TOTAL BUILDABLE AREA | ~ 30,000 SF |
| RESTAURANT SPACE | 1,000 - 5,000 SF |
| RETAIL / SERVICE SPACE | 440 - 4,300 SF |
| PARKING STALLS | ~ 214 |
| LEASING CONTACT | Angela Oliveri |

Site Plan

| | |
|-----|---------------------|
| A1 | Dentist |
| A2 | Premiere Vet Clinic |
| B | Wilson Patisserie |
| C | 4,670sf* |
| D1 | 1,622sf |
| D2 | Proposed Pharmacy |
| E | 1,799 |
| F | 3,409sf* |
| G | 3,339sf* |
| H1 | Edward Jones |
| H2 | Office Tenant |
| I 1 | Gym |
| 1 2 | Yoga |
| J | Pizza & Brewery |



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

Leasing Contact: Angela Oliveri
206.850.1330 | aoliveri@fwp-inc.com

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 |