



McCormick Village Retail

RETAIL / RESTAURANT / SERVICE OPPORTUNITIES

Under Construction Now • Port Orchard, WA



Inquire:

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Premiere Retail, Service & 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 7,399 residents. Current growth targets expect the population of McCormick to be 19,000 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	~ 30,000sf
RESTAURANT SPACE	2,192± sf & 3,119± sf
RETAIL / SERVICE SPACE	665sf - 5,800sf
PARKING STALLS	~ 213 Visitor Stalls + Offsite Parking
LEASING CONTACT	Angela Oliveri & Sebastian Camacho

Site Plan



<https://mccormickvillageretail.com/>

A1	Forestview Dental
A2	The Village Veterinary Clinic
B	Wilson Patisserie
C	Total: 5,800sf* • 957sf • 1,208sf • 2,862sf
D1	Salt & Sage Massage & Skincare
D2	Village Pharmacy
E	2,192sf
F	Total: 3,800sf* • 1,109sf • 1,157sf • 1,461sf
G	4,510sf
H1	Honey & Mane Hair Studio
H2	McCormick Communities HOA
I 1	Thrive Yoga
1 2	Gym
J	3,119sf
*	Can be Combined



McCormick Village Retail Renderings | Available Spaces



C 957sf- 5,800sf Retail/Office	E 2,192sf Restaurant	F 1,109sf- 3,800sf Retail/Office	G 4,510SF Retail/Office	J 3,119 SF Resturant	
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McCormick Village Retail Renderings | Fully Leased



B

Wilson Patisserie
Make Life Sweeter

D



H



I



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McCormick Village | 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

Average Home Value in McCormick: \$643,263

Average Home Value in Port Orchard \$565,000

Diverse Selection of Home Builders Current Selling:





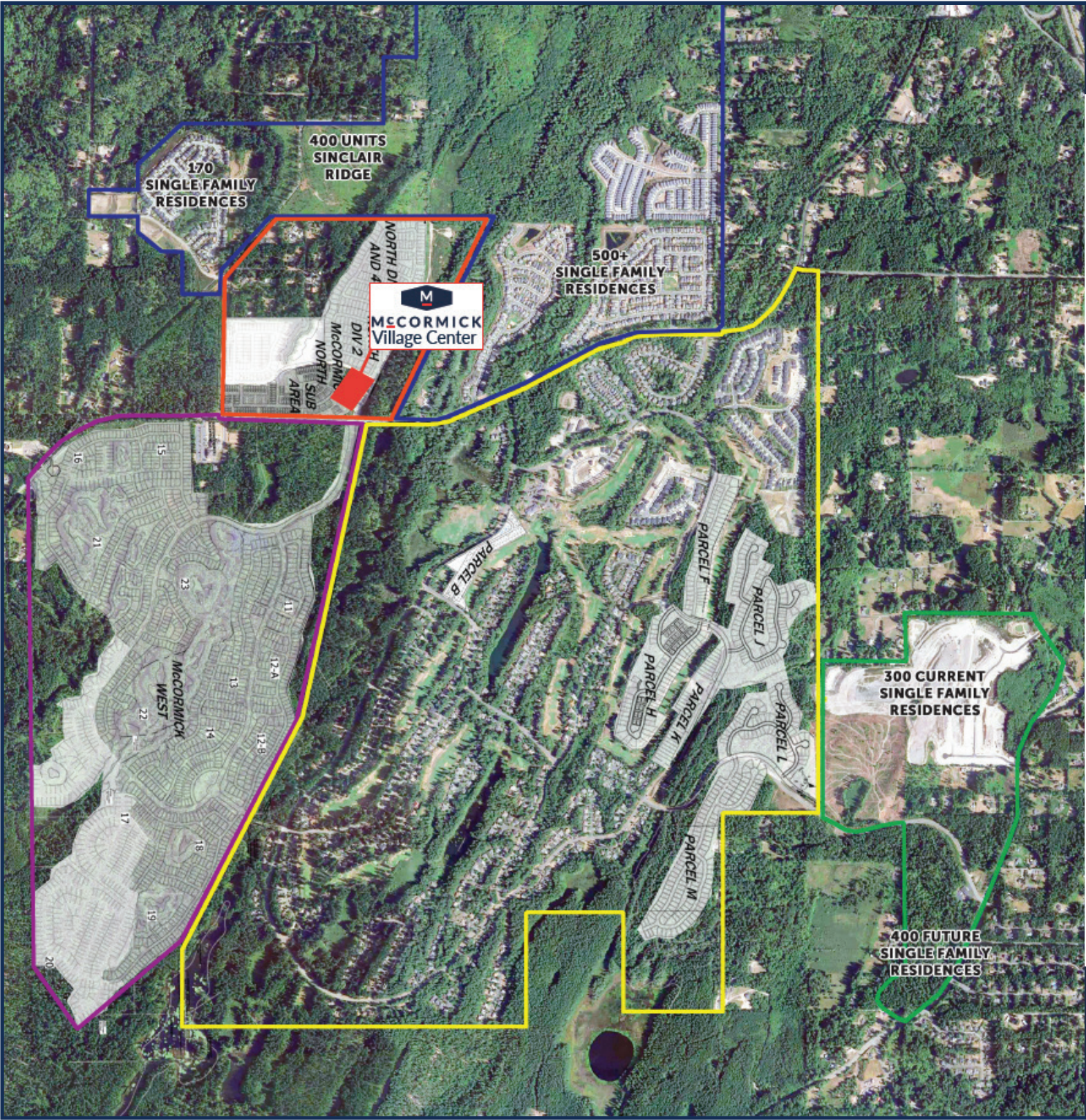








MCCORMICK
CLOSE TO WHAT COUNTS



NEIGHBORHOOD CURRENT & FUTURE HOME PROJECTIONS	
CURRENT HOMES 2,731	
• McCormick Woods: 1,157 • McCormick Village: 297 • McCormick Trails: 307 • McCormick North: 670 • McCormick East: 300	
FUTURE HOMES 3,095	
• McCormick Woods: 616 • McCormick Village: 414 • McCormick Trails: 1,271 • McCormick North: 394 • McCormick East: 400	
NEIGHBORHOOD CURRENT & FUTURE RESIDENT PROJECTIONS	
CURRENT RESIDENTS (est.) 7,101	
• McCormick Woods: 3,008 • McCormick Village: 798 • McCormick Trails: 772 • McCormick North: 1,742 • McCormick East: 780	
ESTIMATED RESIDENTS 18,988	
• McCormick Woods: 7,618 • McCormick Village: 4,527 • McCormick Trails: 2,257 • McCormick North: 2,766 • McCormick East: 1,820	
Apartments	4 Plexes Now Under Construction
Single Family Rentals	• 72 Occupied • 177 Construction • 165 Phase II
Committed Lots	123 Div. 15 Live Q3 2026

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McCormick Village | Demographics

Population

	MCCORMICK	3 MILES	5 MILES
2031 Projected Population	9,410	22,722	65,985
2026 Estimated Population	7828	19,824	64,985
2020 Census Population	5,735	16,218	58,602
2010 Census Population	3,684	12,343	51,181

Average Households by Income

	MCCORMICK	3 MILES	5 MILES
2031 Projected Income	\$154,094	\$132,366	\$122,478
2026 Estimated Income	\$153,366	\$130,931	\$121,712
2010 Census Income	\$72,127	\$62,673	\$558,462
2000 Census Income	\$59746	\$48,984	\$47,068

Households

	MCCORMICK	3 MILES	5 MILES
2031 Projected Households	4,190	8,749	26,747
2026 Estimated Households	2,926	7,638	24,524
2020 Census Households	2,077	6,113	21,392
2010 Census Households	1,393	4,814	18,991
Avg Household Net Worth (2026)	\$1.71M	\$1.27M	\$1.11M

Median Household Income

	MCCORMICK	3 MILES	5 MILES
2031 Projected Income	\$124,434	\$104,584	\$93,559
2026 Estimated Income	\$124,296	\$103,920	\$93,102
2010 Census Income	\$59,979	\$53,692	\$51,164
2000 Census Income	\$50,078	\$41,812	\$40,273