



# Silverdale Build-to-Suit or Ground Lease

9577 RIDGETOP BLVD NW, SILVERDALE, WA 98383

## FOR SALE/ LEASE



### \$1,295,000

Available for retail, office, restaurant, or medical

**RYAN HADDOCK**  
360.596.9151  
[ryan.haddock@kidder.com](mailto:ryan.haddock@kidder.com)

**Kidder  
Mathews**

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## Will build to suit

**AVAILABLE** for retail, office, restaurant or medical

**HIGHLY** coveted retail pad opportunity

**OVER 12,000** vehicles per day on Ridgetop Blvd NW and over 31,000 vehicles per day on Highway 303

**FOR SALE:** \$1,295,000

**GROUND LEASE:** \$90,000/year

**STRONG** anchor tenants have recently renewed

**ACROSS** from new CHI Franciscan Medical Complex - \$500,000,000 remodeled facility

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## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Total Population	7,036	41,113	80,801
Average Household Income	\$100,353	\$104,954	\$102,852
Population Growth	0.8%	0.8%	0.8%

SOURCE: SITES USA

## CUSTOMER COUNTS

Retailer	Annual Customer Visits
Costco	1,150,000
Lowe's	450,000
Sportsman's Warehouse & Asley Furniture	370,000

SOURCE: KITSAP HERALD

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