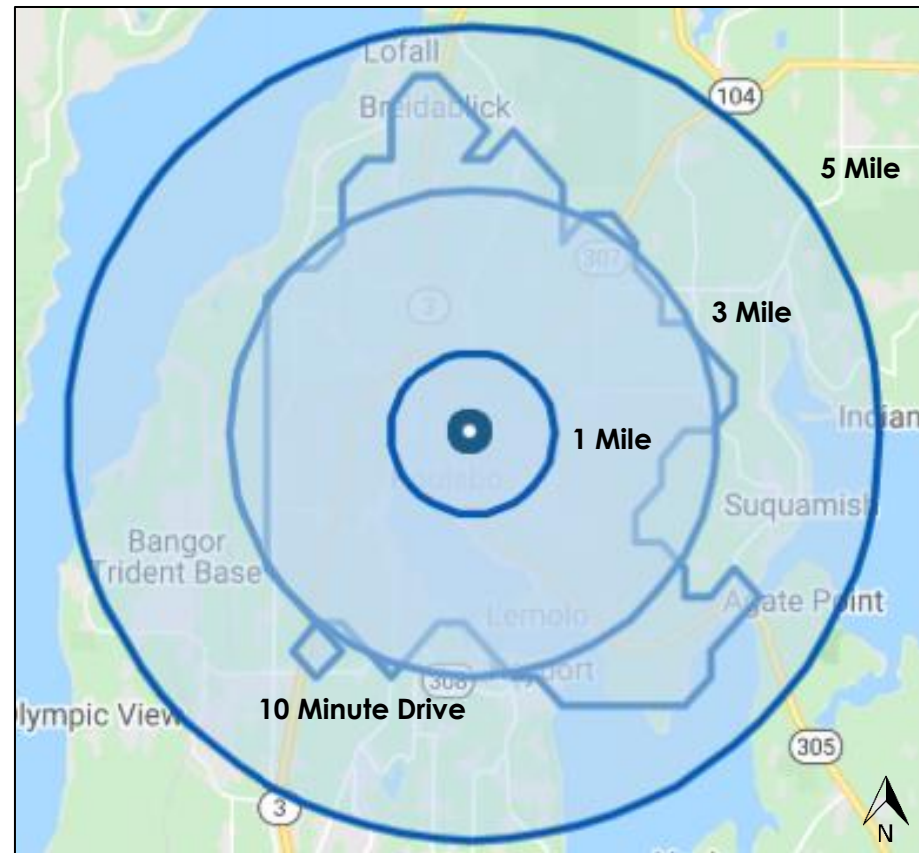


20000 7th AVE NE POULSBO, WA



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	7,023	19,107	39,114
Households	3,111	7,681	14,927
Med HH Income	\$64,798	\$84,906	\$87,799
Median Age	42	41.5	40.9
Daytime Employees	6,763	9,419	13,005

PROPERTY HIGHLIGHTS

- 54,985 S.F. (1.26 AC)
- Ground lease or Build to Suite up to 8,000 S.F.
- Drive-thru allowed

TRAFFIC COUNTS

State Hwy 305 NE	26,919 VPD
7th Ave NE	4,381 VPD
Composite	31,300 VPD



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POULSBO, WA

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Managing Director
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**20000 7th AVE NE
POULSBO, WA
PROPOSED SITE PLAN**

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Parking: 43 Spaces
Handicap: 2 Spaces

Building Size: 8,192 S.F.
Driveway Entrance: 30'
Driveway Exit: 35'

