

# SALE

## 00 S. FERDON BLVD

00 S Ferdon Blvd Crestview, FL 32536



### PROPERTY DESCRIPTION

Prime development site located on the am side of S. Ferdon Blvd/ SR 85-S with an AADT of 42,000. 192 Ft of road frontage with a Full Median Cut located at the property's northern boundary on Riverwood Dr. This .88 acre parcel is 0.7 of a mile to I- 10, 0.3 of a mile to PJ Adams Pkwy and is located less than 6 miles north of Eglin AFB-Duke Field, 919 Special Operations Wing. Demographics within a 5 mile radius include a Total Population of 42,264 and an Average Household Income of \$89,534.

### PROPERTY HIGHLIGHTS

- Full Median Cut. 192 Ft Frontage on S. Ferdon Blvd. AADT 42,000. Less than a mile to I- 10, 0.3 of a mile to PJ Adams Pkwy

### OFFERING SUMMARY

Sale Price:	\$958,000
Lot Size:	0.88 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,210	8,741	14,808
Total Population	6,175	25,090	42,264
Average HH Income	\$99,322	\$94,863	\$89,534

**Melissa Glyptis Simpson**  
(850) 733-6532



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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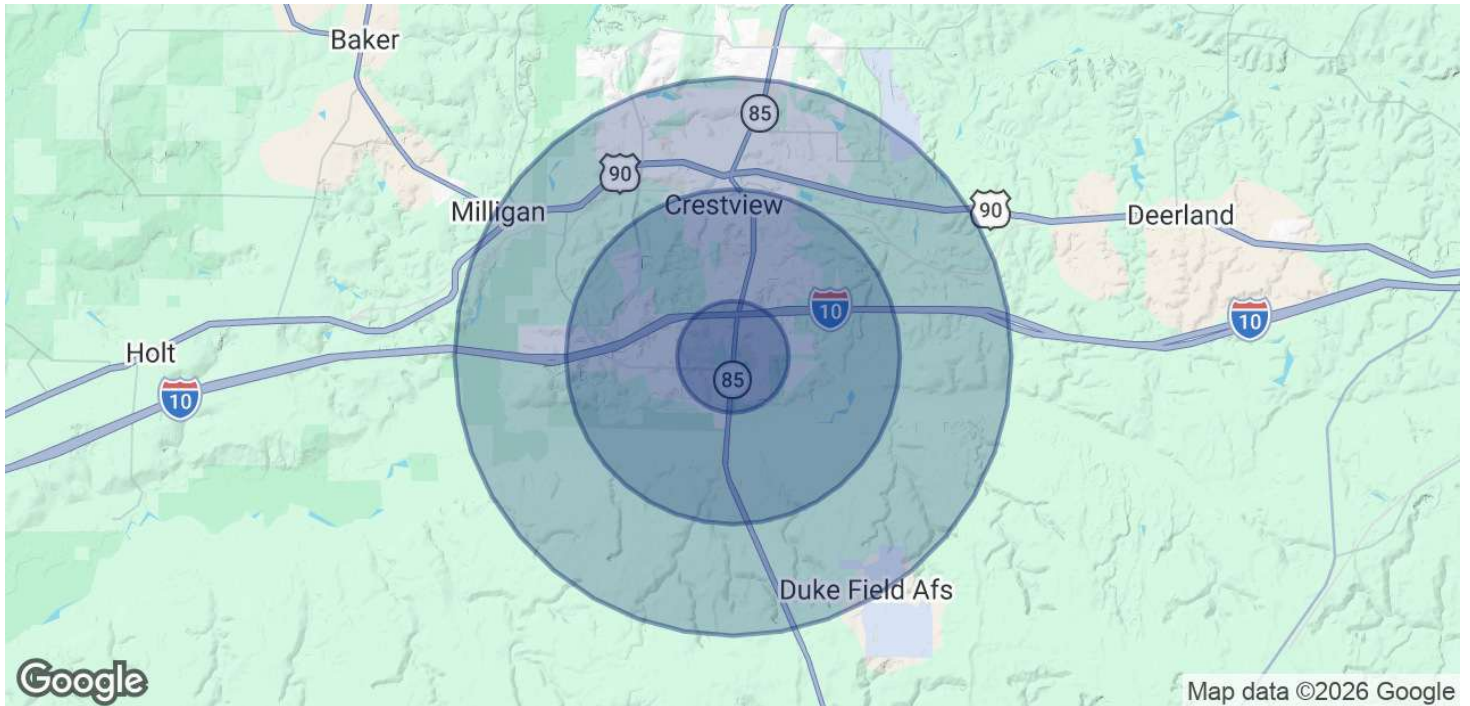


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,175	25,090	42,264
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,210	8,741	14,808
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$99,322	\$94,863	\$89,534
Average House Value	\$315,965	\$315,670	\$310,675

## TRAFFIC COUNTS

42,000/day

\* Demographic data derived from 2020 ACS - US Census

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