



PROPERTY DESCRIPTION

In-Line Retail Units Available for Lease at Court Plaza in Crestview, FL. Located at the signaled intersection of S. Ferdon Blvd and Redstone Ave, this 1.98 acre site includes 103 parking spaces, Lighted Pylon Sign, and is surrounded by National Retails and North Okaloosa Hospital. FDOT reports an impressive AADT of 46500 and additional demographics include a Total Population of 48,859 and An Average Household Income of \$91,425 with a 5 Mile radius of the Plaza.

PROPERTY HIGHLIGHTS

- 103 Parking Spots. Lighted Pylon Sign. AADT 46500. Zoned C-2

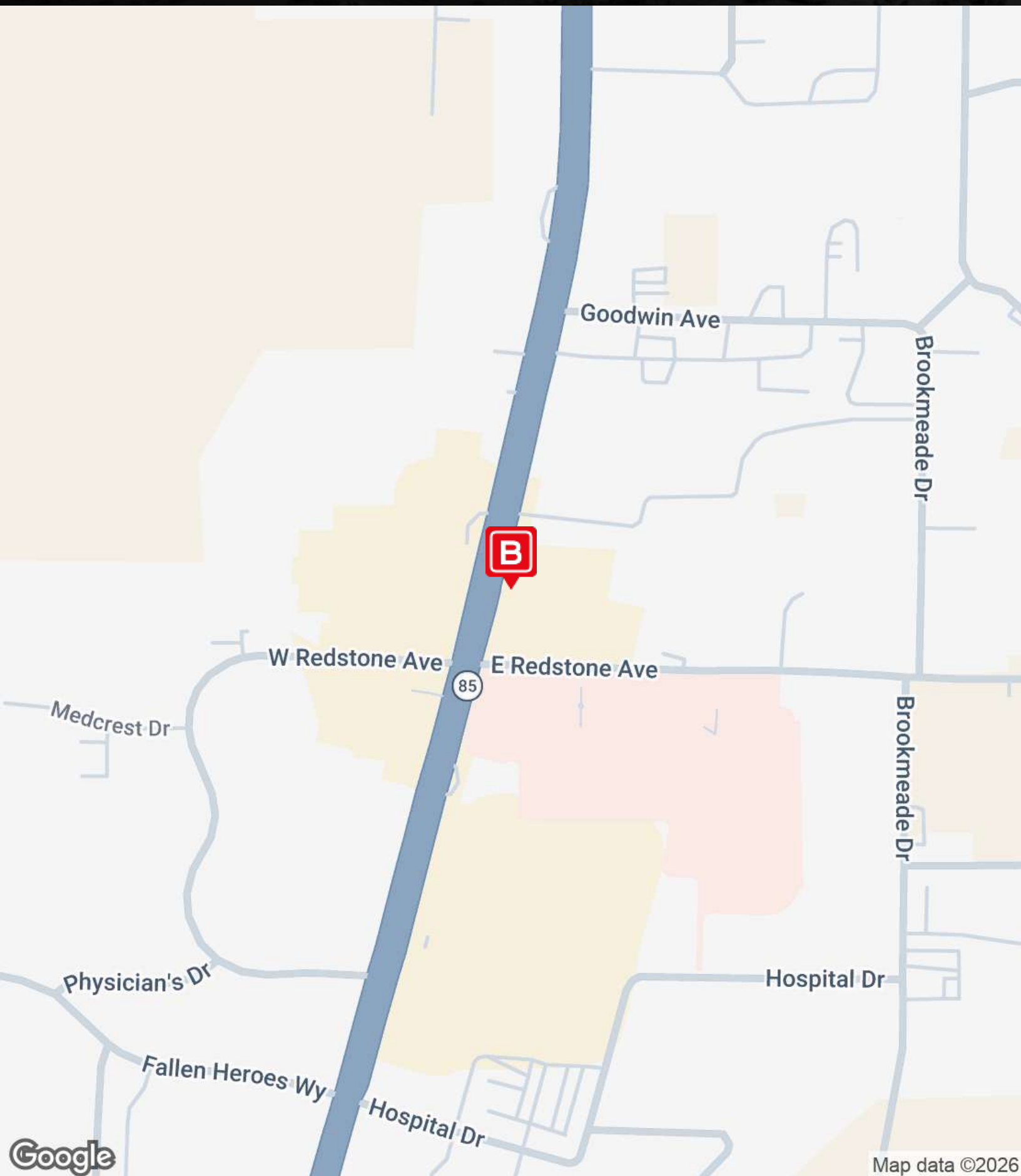
OFFERING SUMMARY

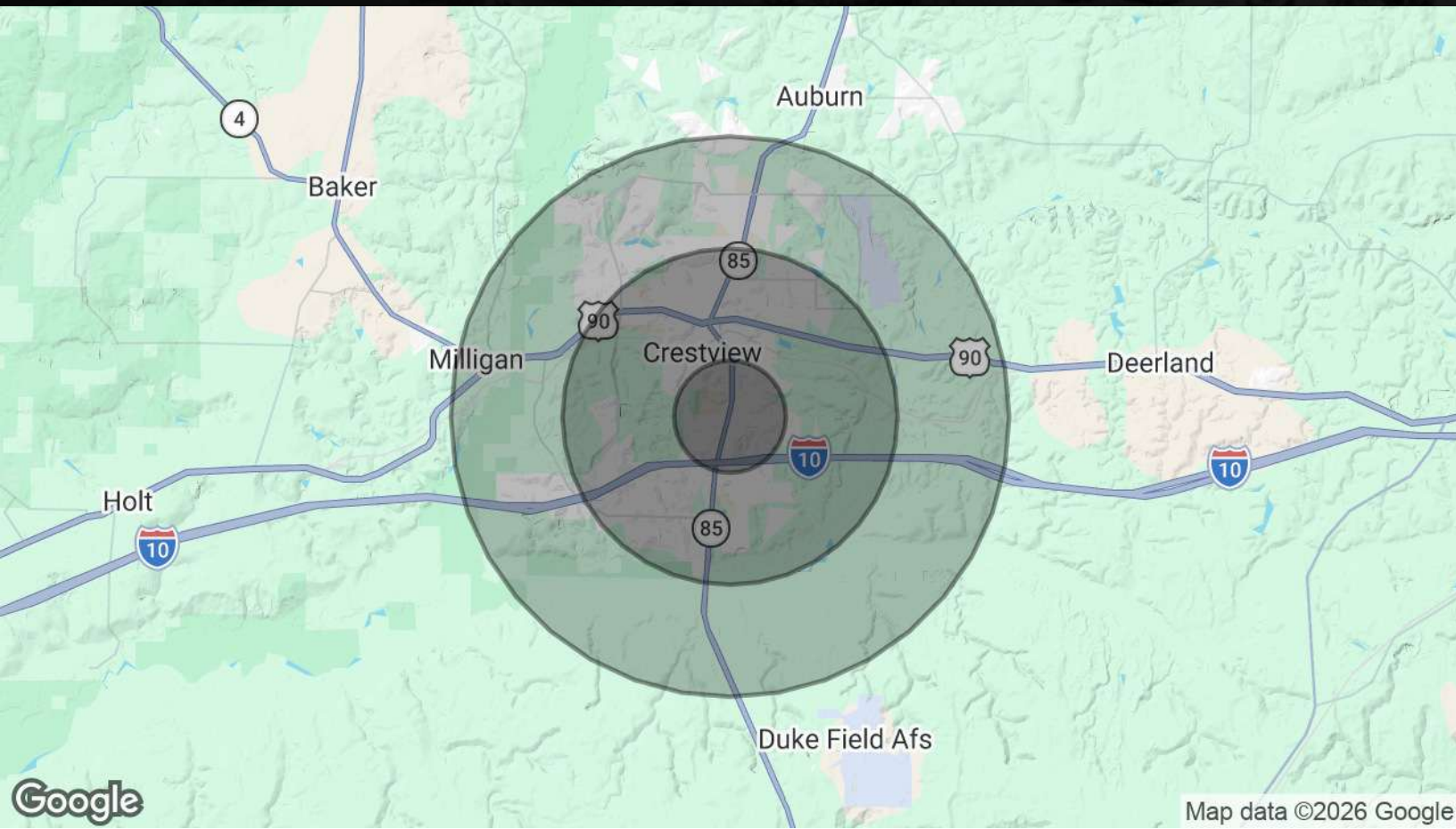
Lease Rate:	\$18.50 SF/yr (NNN)
NNN Rate:	\$4.50/SF/yr
Available SF:	2,100 SF
Lot Size:	1.98 Acres
Building Size:	22,490 SF
Property Type	Retail
Traffic Count	46,500

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,562	11,049	15,795
Total Population	4,068	29,897	43,859
Average HH Income	\$77,472	\$87,563	\$91,425







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,068	29,897	43,859
Average Age	32.0	33.0	34.5
Average Age (Male)	33.0	32.0	33.0
Average Age (Female)	35.7	35.3	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,562	11,049	15,795
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$77,472	\$87,563	\$91,425
Average House Value	\$258,299	\$263,199	\$273,833

2023 American Community Survey (ACS)