

# SALE

## MIXED USE REDEVELOPMENT OPPORTUNITY

544 N Main St Crestview, FL 32536



### PROPERTY DESCRIPTION

11,684 sq ft available for purchase across from the Okaloosa County Court House in Downtown Crestview's CRA District. Opportunity to create executive offices or apartments for FAMU Pharmacy students (located 2 blocks down from this site). The 3rd floor is accessible via private entrance to the left of the 1st floor entrance. Located at the nexus of two major highways (SR 85 and US-90) and 3 miles to I-10. Demographics within a 5 mile radius include a Total Population of 47,591 and Average House Hold Income of \$92,512

### PROPERTY HIGHLIGHTS

- CRA District, 5,000 sq ft. for 3rd Floor-Value Add, Located at the nexus of two major highways (SR 85 and US 90), 3 miles to I-10, FAMU Pharmacy School 2 blocks from site.

### OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.1 Acres
Building Size:	11,684 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,935	9,792	17,110
Total Population	5,664	26,638	47,571
Average HH Income	\$66,832	\$83,899	\$92,512

**Melissa Glyptis Simpson**  
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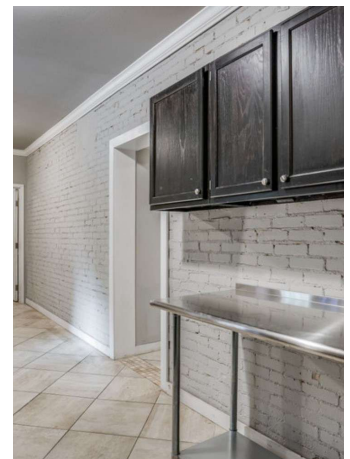
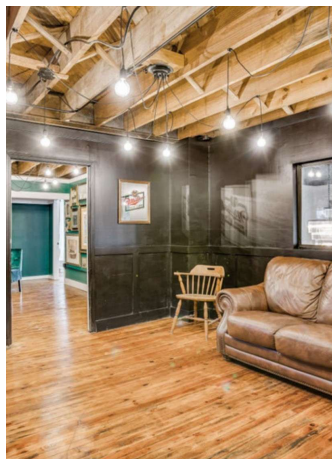
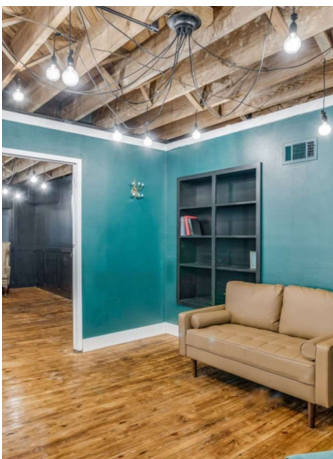
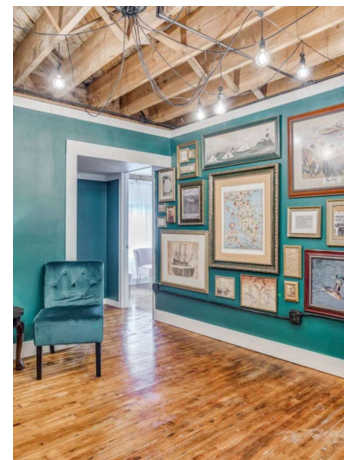
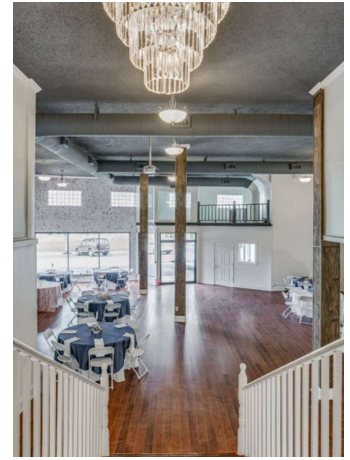
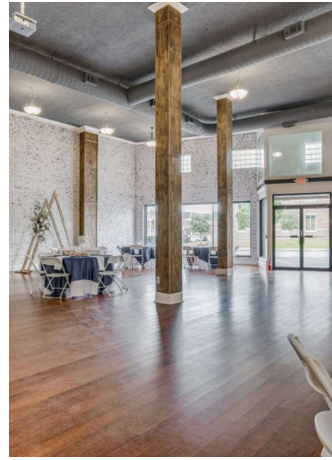
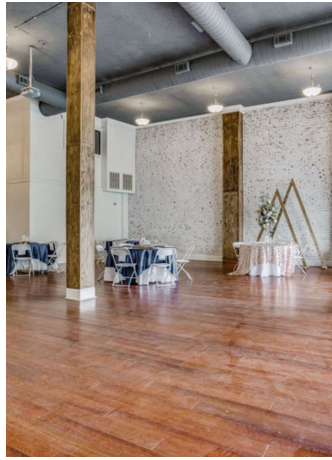
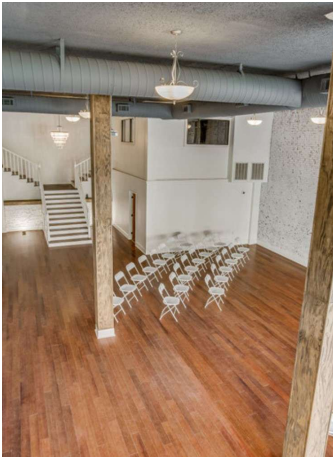


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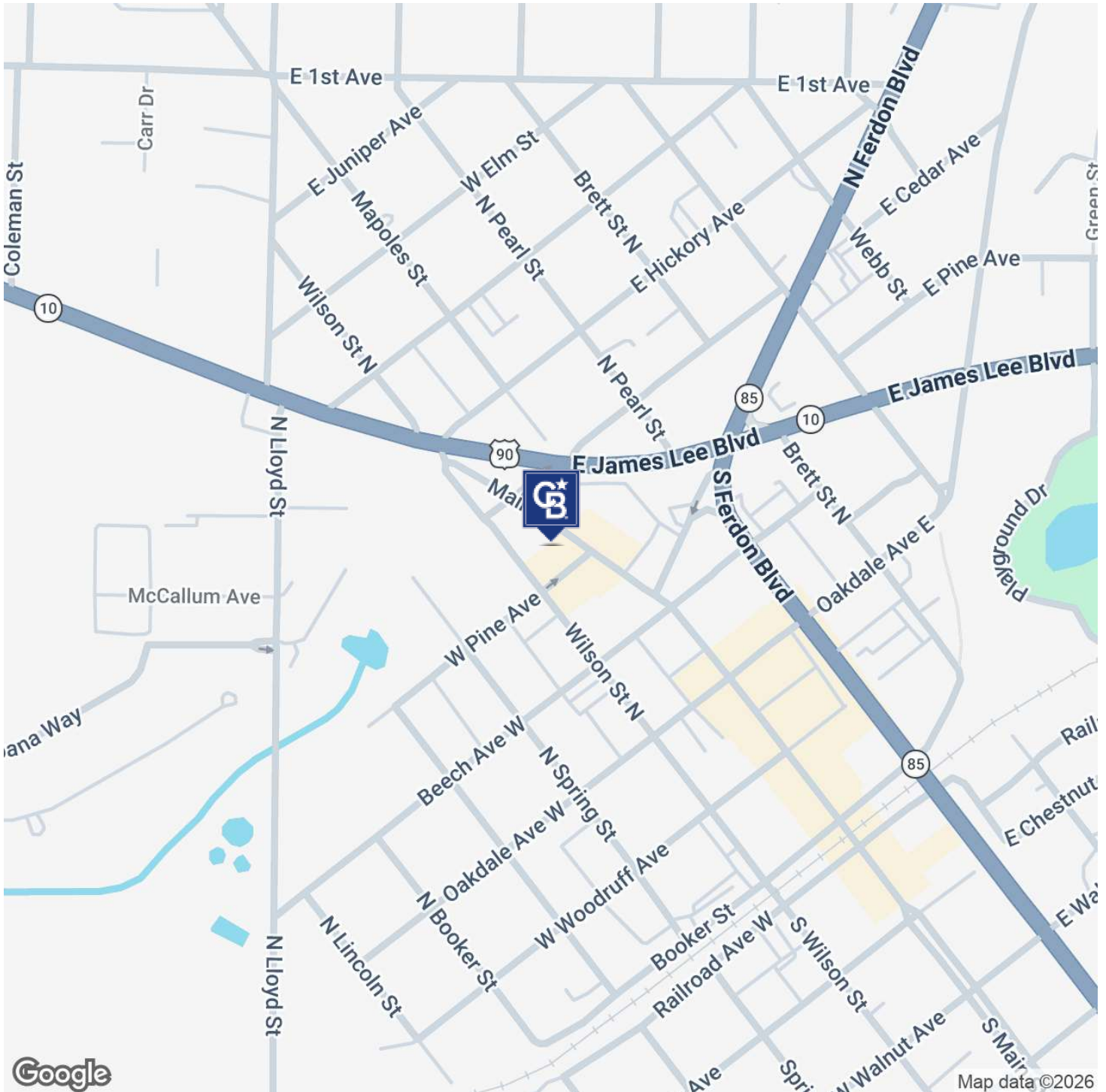


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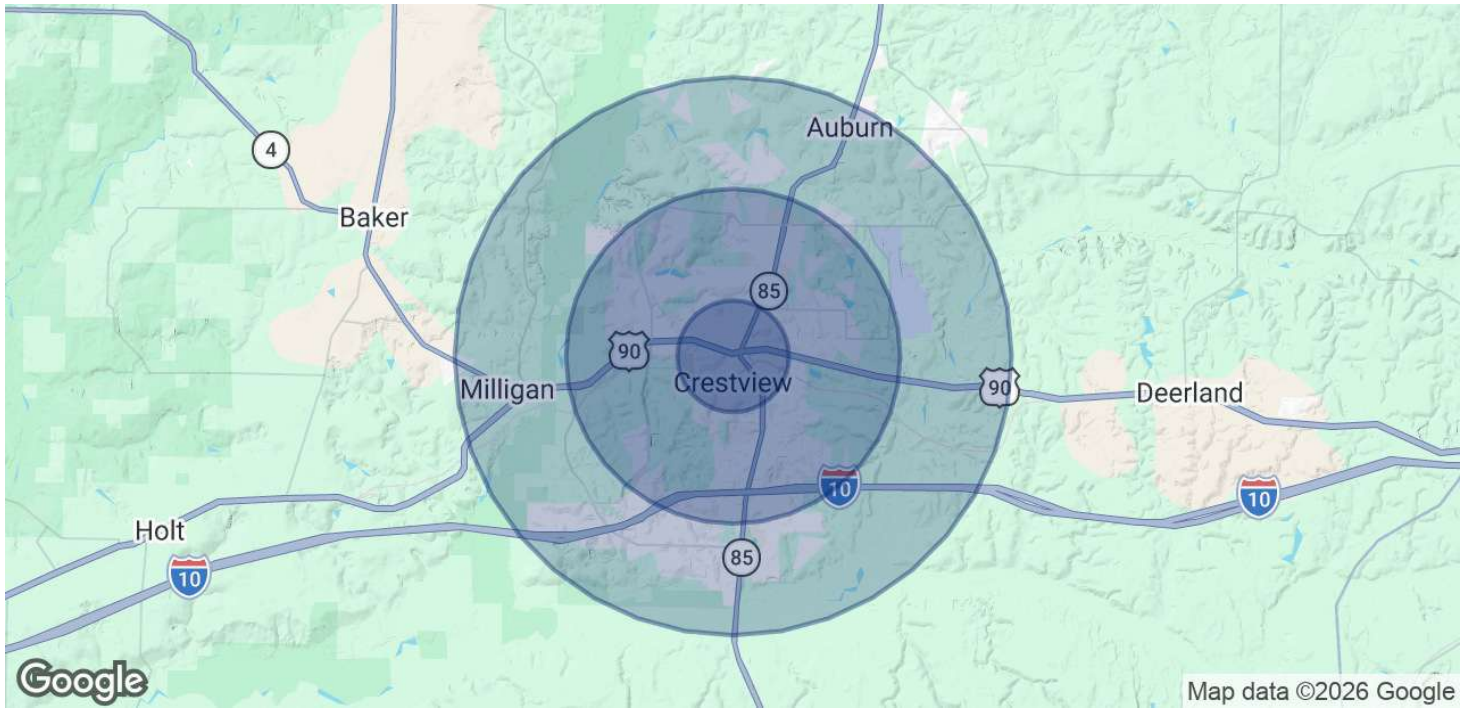


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,664	26,638	47,571
Average Age	28.6	33.1	34.9
Average Age (Male)	31	32.3	33.4
Average Age (Female)	27.6	34.9	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,935	9,792	17,110
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$66,832	\$83,899	\$92,512
Average House Value	\$169,755	\$252,609	\$276,162

2023 American Community Survey (ACS)

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