



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 47,571 and Average House Hold Income of \$92,513

PROPERTY HIGHLIGHTS

- Immediate Access to US Hwy 90 & Ferdon Blvd. 2 Blocks From FAMU Pharmacy School. Located in the City of Crestview's Historic Downtown. CRA Districts.

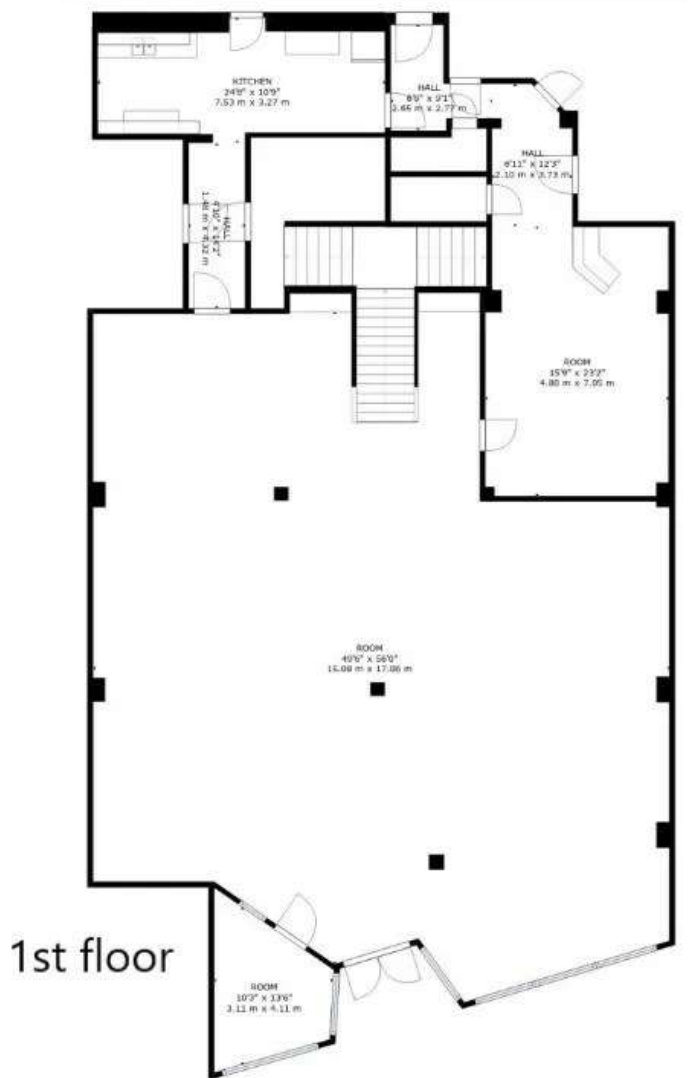
OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	1
Lot Size:	0.1 Acres
Building Size:	11,684 SF
Zoning	C-1
Property Type	Special Purpose
Traffic Count	17,600

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

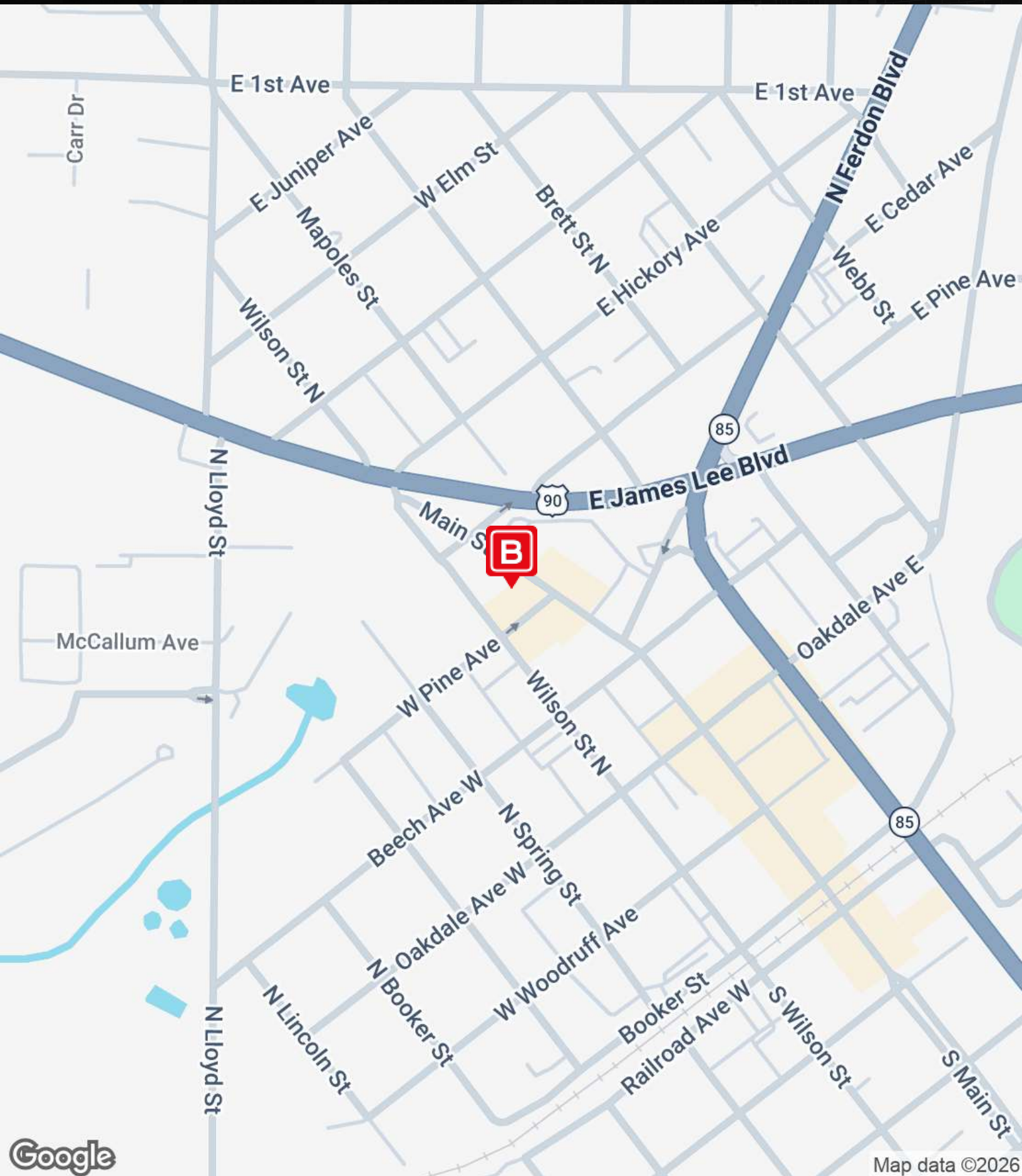
Total Households	1,935	9,792	17,110
Total Population	5,664	26,638	47,571
Average HH Income	\$66,833	\$83,898	\$92,513

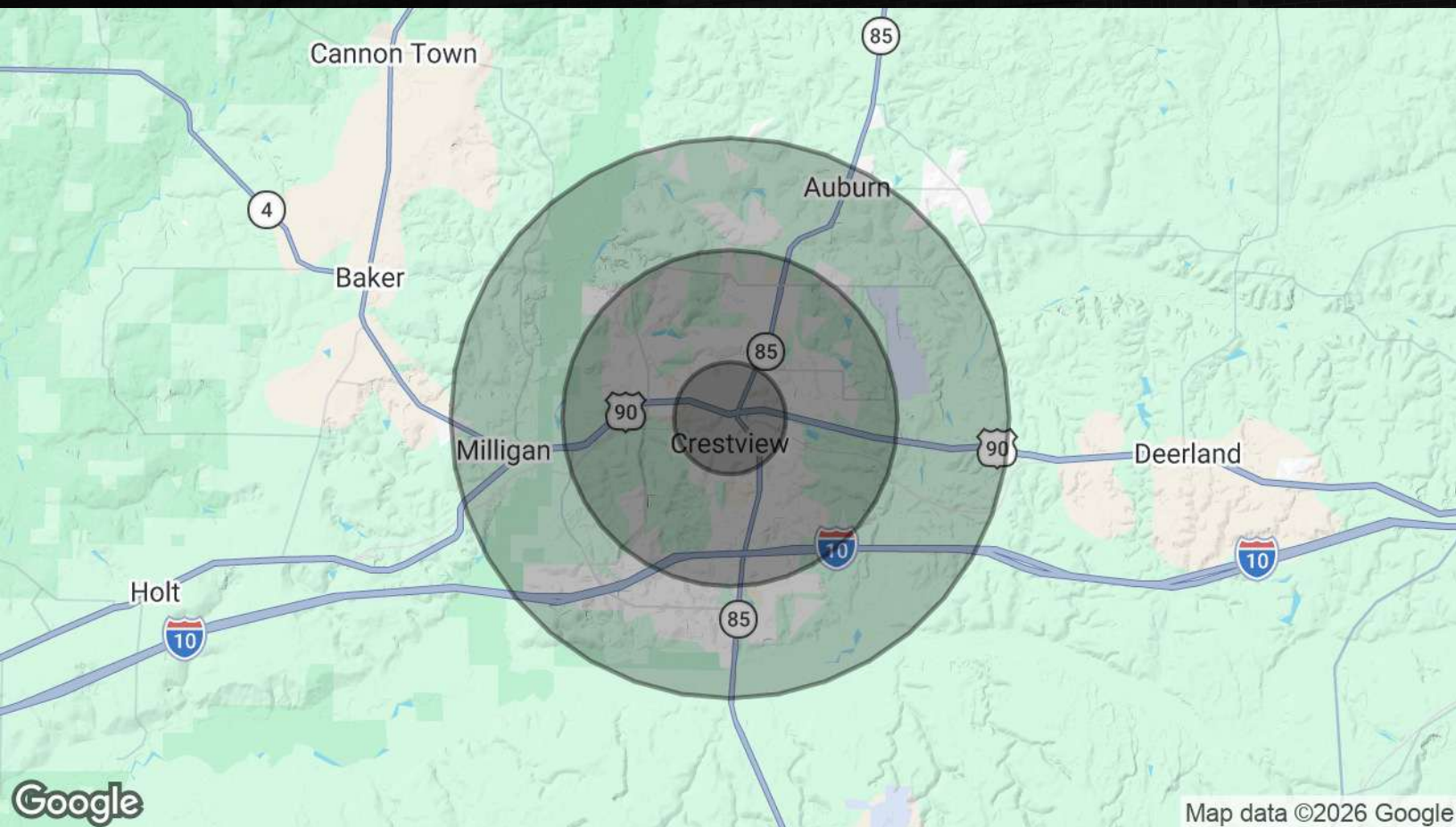




3rd floor







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)	31.0	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	\$66,833	\$83,898	\$92,513
Average House Value	\$169,761	\$252,608	\$276,163

2023 American Community Survey (ACS)