



PROPERTY DESCRIPTION

Retail Space Available on S Ferdon Blvd in Crestview FL. Open space with 12 ft ceiling heights and two separate entrances into the space, including a double door access. Interior space includes 2 large open spaces with 6 offices, private restroom, breakroom and 2 public restrooms. Located less than 1 mile north of the I-10 corridor in Crestview FL on the southbound side of Ferdon Blvd. with an AADT of 48,000 on S. Ferdon Blvd. Demographics within a 5-mile radius include a Total Population of 43,494 and an Average Household Income of \$91,250. On-site parking includes shared use between the tenants of 47 spaces and a pylon sign for tenant signage on Ferdon Blvd.

PROPERTY HIGHLIGHTS

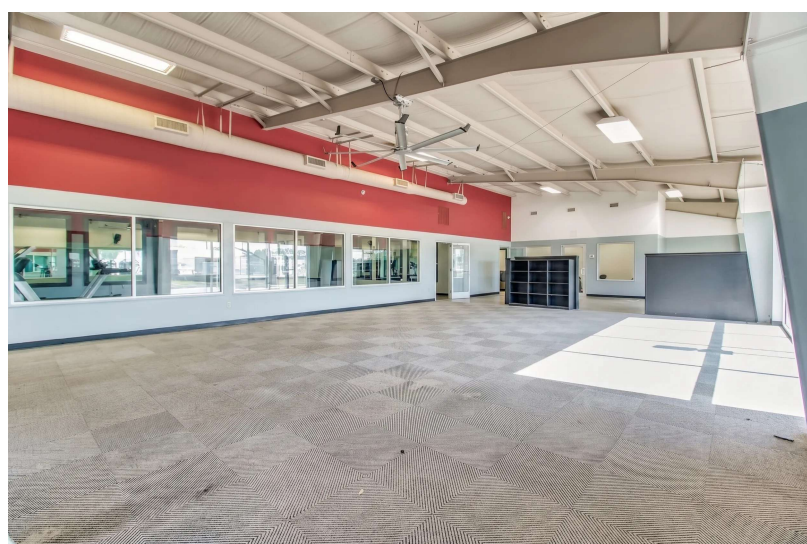
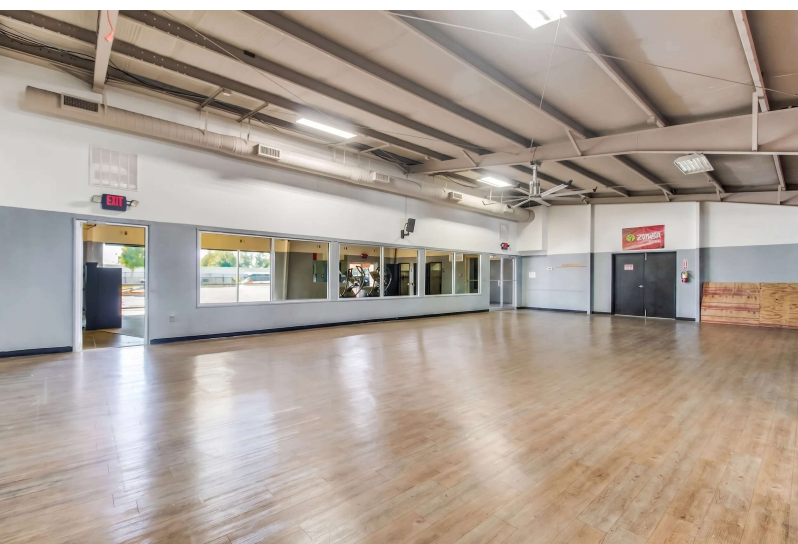
- Pylon Sign. AADT 48,000. 12 Ft Ceiling Height. 47 Parking Space.

OFFERING SUMMARY

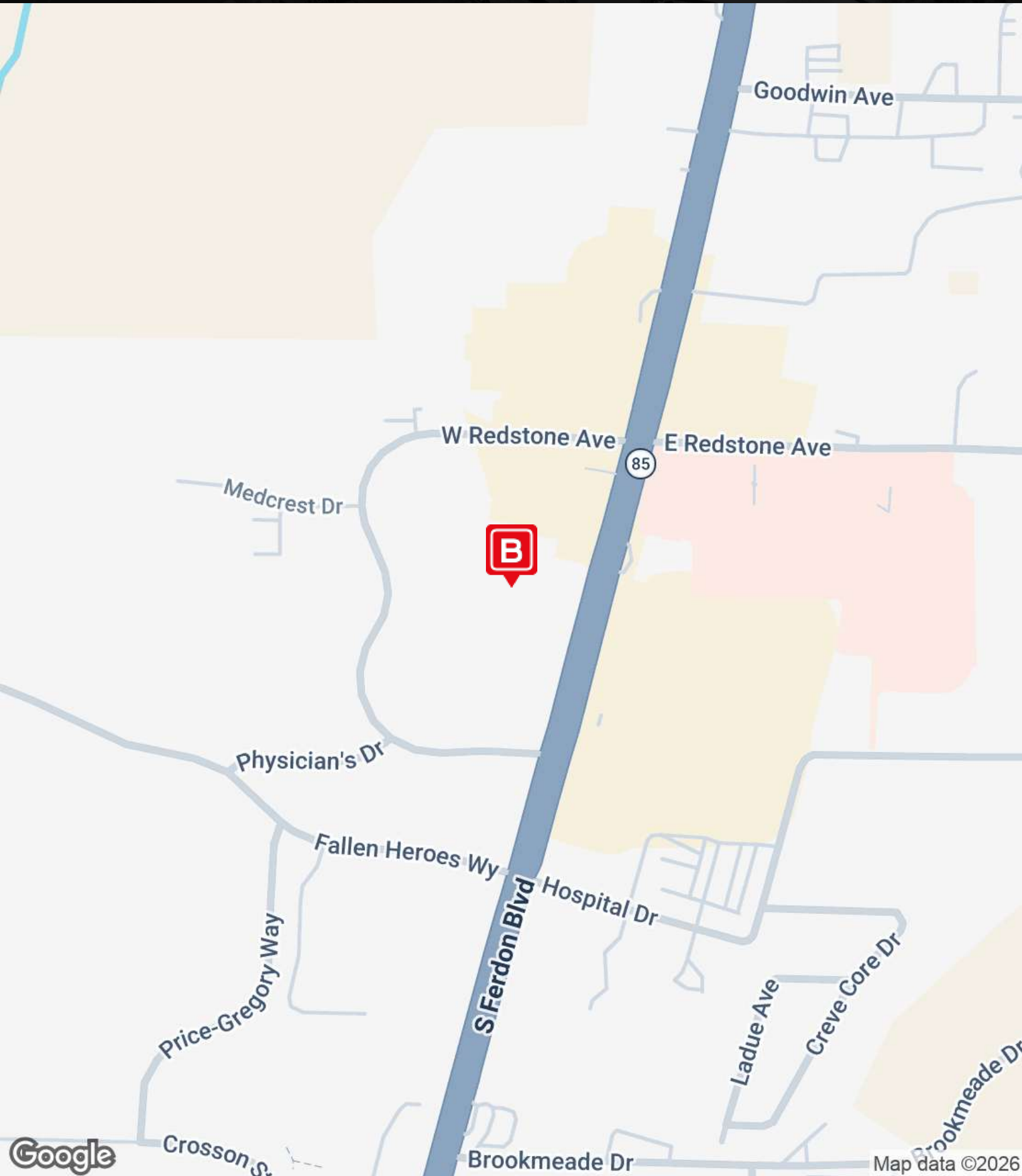
Lease Rate:	\$15 SF/yr (NNN)
NNN Rate:	\$4.61 SF/yr
Available SF:	4,800 SF
Lot Size:	1.46 Acres
Building Size:	12,273 SF
Zoning	C-2
Property Type	Retail
Traffic Count	48,000

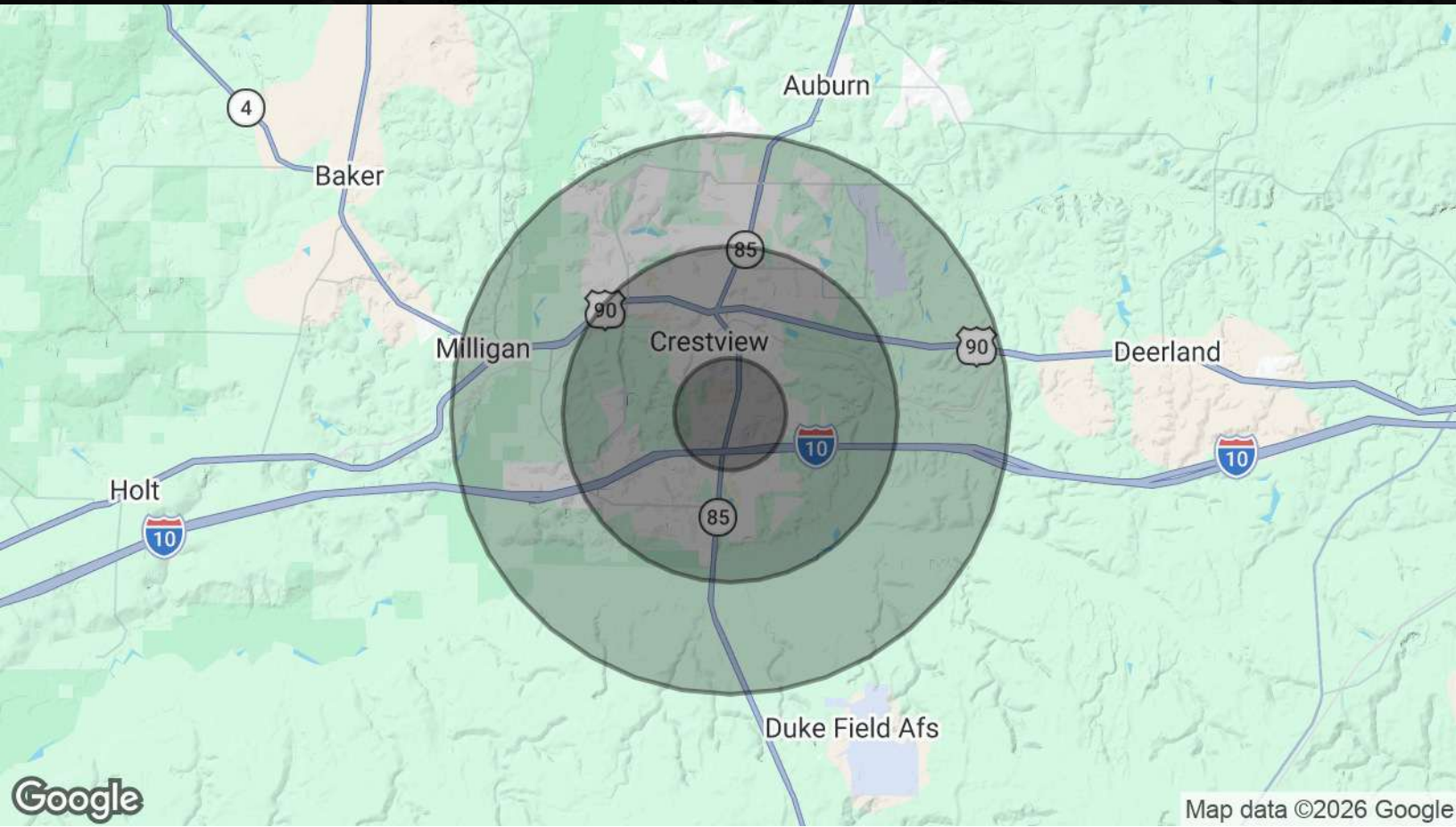
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,411	11,032	15,673
Total Population	3,679	29,737	43,494
Average HH Income	\$80,962	\$87,591	\$91,250









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,679	29,737	43,494
Average Age	33.0	33.0	34.5
Average Age (Male)	33.1	32.1	32.9
Average Age (Female)	37.6	35.3	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,411	11,032	15,673
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$80,962	\$87,591	\$91,250
Average House Value	\$271,888	\$263,922	\$273,930

2023 American Community Survey (ACS)