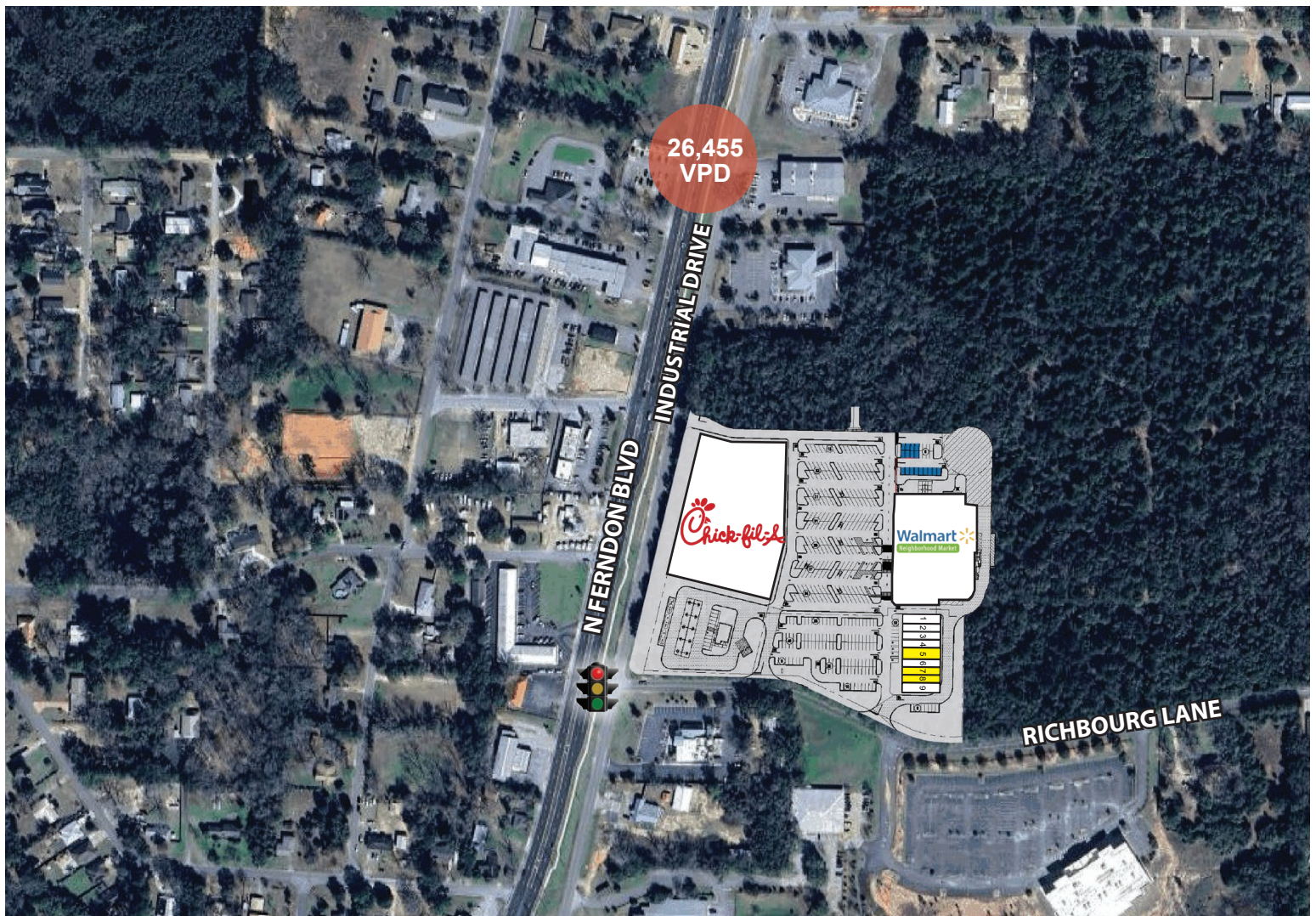


RICHBOURG PLAZA

16,000 SF IN-LINE RETAIL

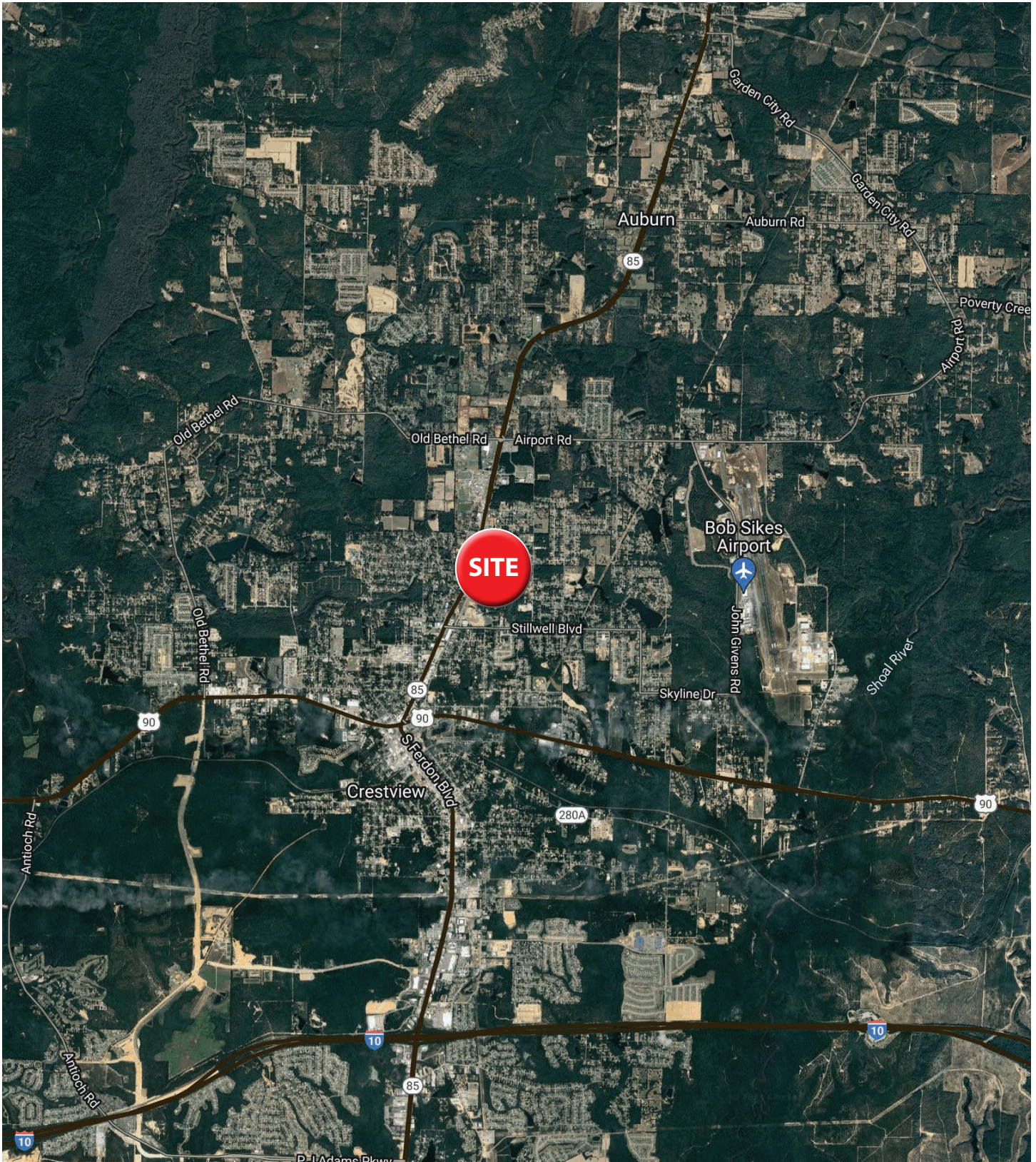
1150 Industrial Drive
CRESTVIEW, FLORIDA, 32536



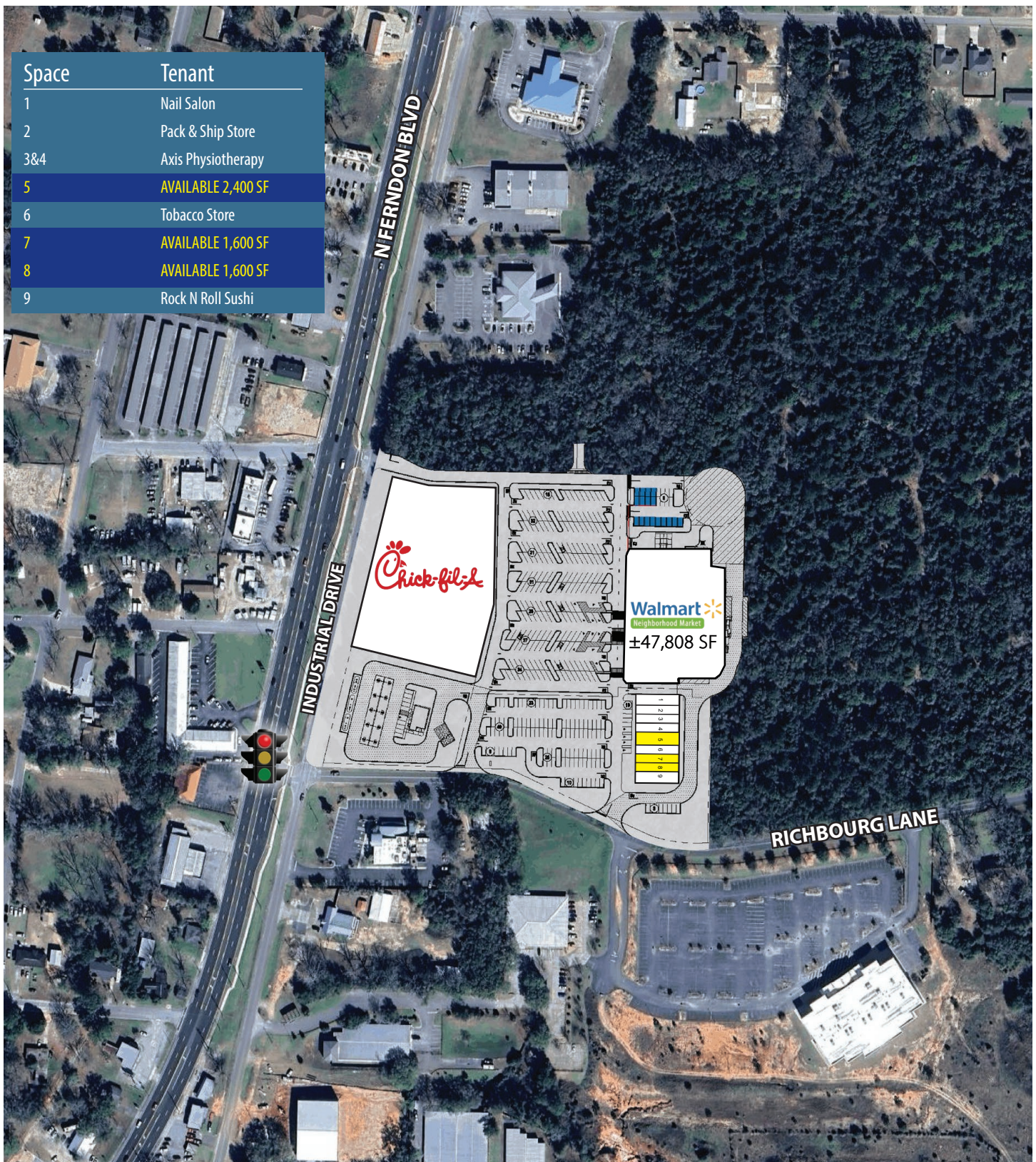
Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

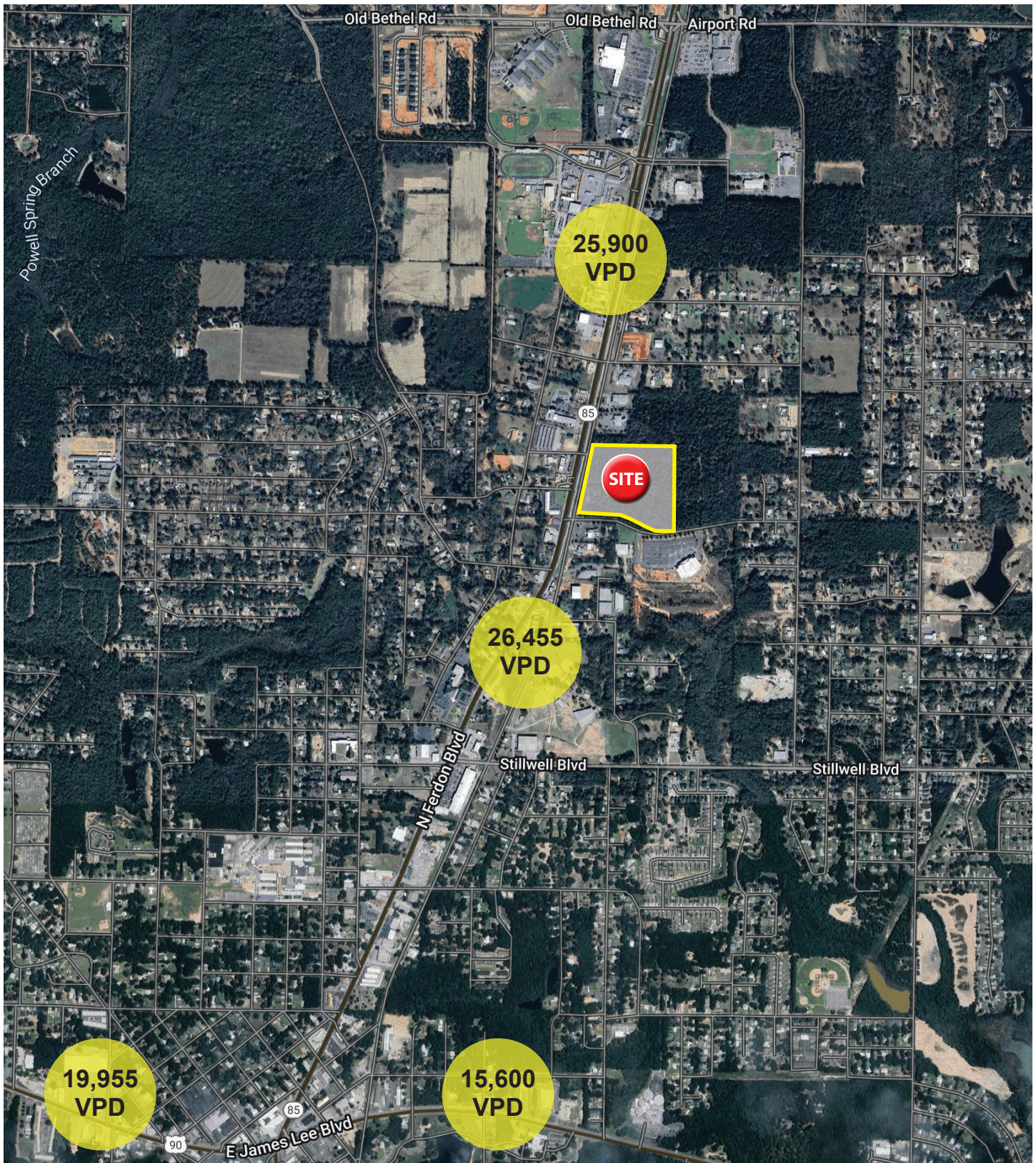
LOCATION



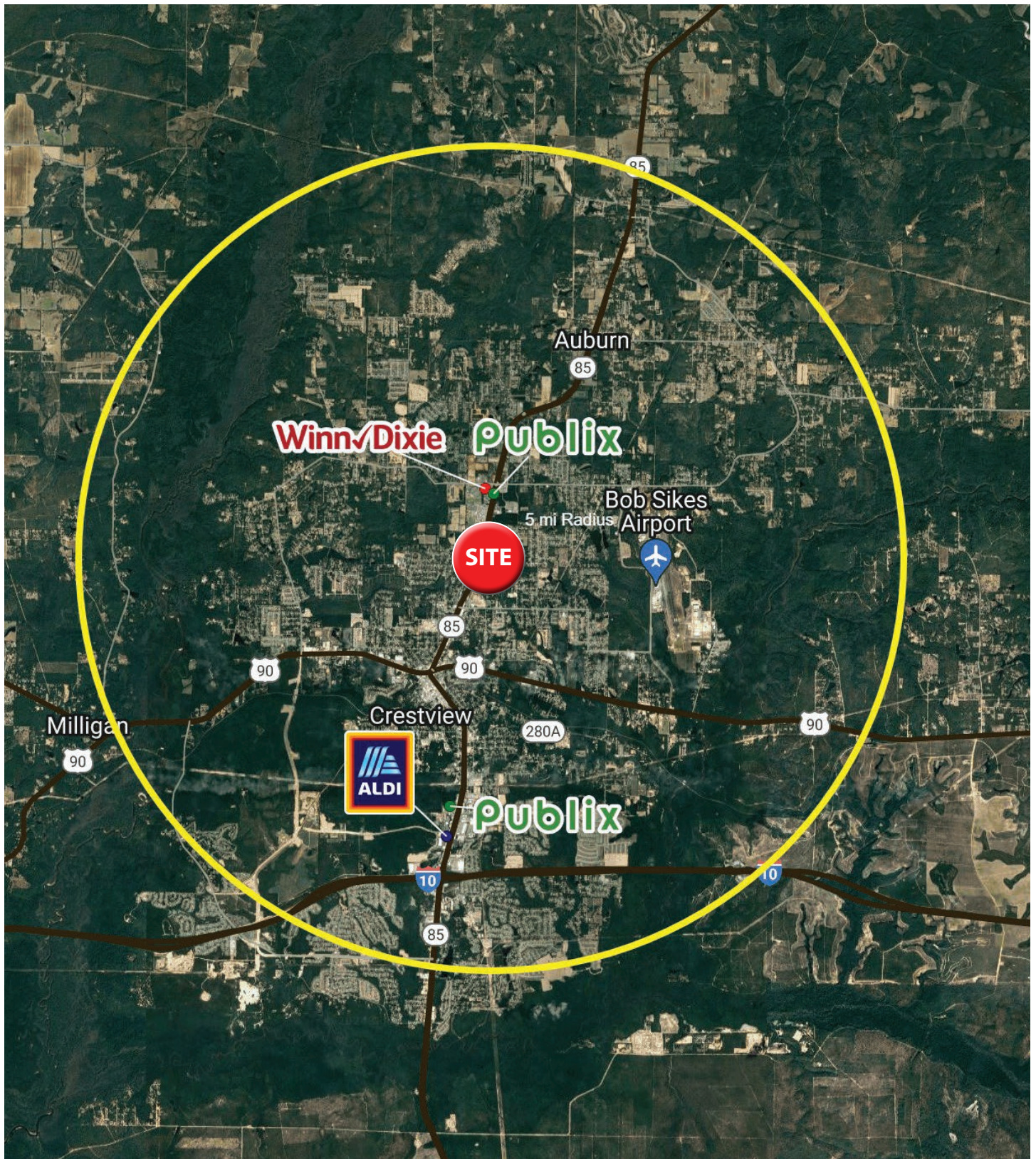
SITE AERIAL



TRAFFIC COUNTS



5 MILE GROCERY RADIUS



5 MILE DEMOGRAPHIC SNAPSHOT



Estimated
Population
43,060



Estimated
Households
16,185



Average HH
Income
\$96,968



Median HH
Income
\$74,931



Total
Businesses
1,969



Total
Employees
13,966



DEMOGRAPHIC REPORT

Richbourg Ln Crestview, FL 32539		3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	26,386	46,866	71,215	
2030 Projected Population	26,317	47,050	74,251	
2020 Census Population	26,461	45,740	64,618	
2010 Census Population	20,423	34,678	49,993	
Projected Annual Growth 2025 to 2030	-	-	0.9%	
Historical Annual Growth 2010 to 2025	1.9%	2.3%	2.8%	
Households				
2025 Estimated Households	9,599	17,081	25,851	
2030 Projected Households	9,655	17,335	27,359	
2020 Census Households	9,750	16,780	23,171	
2010 Census Households	7,630	12,789	18,069	
Projected Annual Growth 2025 to 2030	0.1%	0.3%	1.2%	
Historical Annual Growth 2010 to 2025	1.7%	2.2%	2.9%	
Age				
2025 Est. Population Under 10 Years	14.1%	14.3%	13.7%	
2025 Est. Population 10 to 19 Years	13.1%	13.2%	13.2%	
2025 Est. Population 20 to 29 Years	13.6%	13.7%	14.0%	
2025 Est. Population 30 to 44 Years	22.3%	22.5%	22.8%	
2025 Est. Population 45 to 59 Years	15.8%	15.7%	16.1%	
2025 Est. Population 60 to 74 Years	15.5%	15.2%	15.1%	
2025 Est. Population 75 Years or Over	5.6%	5.3%	5.1%	
2025 Est. Median Age	35.0	34.8	35.0	
Marital Status & Gender				
2025 Est. Male Population	50.3%	49.9%	50.8%	
2025 Est. Female Population	49.7%	50.1%	49.2%	
2025 Est. Never Married	29.9%	26.2%	27.1%	
2025 Est. Now Married	47.3%	51.7%	52.1%	
2025 Est. Separated or Divorced	17.4%	17.2%	16.5%	
2025 Est. Widowed	5.3%	4.9%	4.3%	
Income				
2025 Est. HH Income \$200,000 or More	6.6%	6.3%	8.2%	
2025 Est. HH Income \$150,000 to \$199,999	7.0%	9.1%	10.1%	
2025 Est. HH Income \$100,000 to \$149,999	23.0%	24.1%	22.8%	
2025 Est. HH Income \$75,000 to \$99,999	12.7%	13.5%	14.0%	
2025 Est. HH Income \$50,000 to \$74,999	22.7%	21.3%	19.2%	
2025 Est. HH Income \$35,000 to \$49,999	9.2%	8.0%	8.8%	
2025 Est. HH Income \$25,000 to \$34,999	7.8%	7.7%	7.4%	
2025 Est. HH Income \$15,000 to \$24,999	5.0%	4.3%	4.8%	
2025 Est. HH Income Under \$15,000	6.2%	5.6%	4.6%	
2025 Est. Average Household Income	\$99,001	\$103,393	\$105,321	
2025 Est. Median Household Income	\$78,769	\$83,175	\$86,560	
2025 Est. Per Capita Income	\$36,104	\$37,755	\$38,331	
2025 Est. Total Businesses	1,336	2,072	2,517	
2025 Est. Total Employees	8,979	14,512	17,079	

DEMOGRAPHIC REPORT

Richbourg Ln

Crestview, FL 32539

3 mi radius 5 mi radius 10 mi radius

Race			
2025 Est. White	70.4%	70.1%	71.8%
2025 Est. Black	15.2%	14.3%	13.2%
2025 Est. Asian or Pacific Islander	2.7%	3.5%	3.2%
2025 Est. American Indian or Alaska Native	0.5%	0.4%	0.5%
2025 Est. Other Races	11.3%	11.6%	11.4%
Hispanic			
2025 Est. Hispanic Population	2,691	5,025	7,525
2025 Est. Hispanic Population	10.2%	10.7%	10.6%
2030 Proj. Hispanic Population	11.1%	11.6%	11.5%
2020 Hispanic Population	11.0%	12.2%	11.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	17,656	31,166	47,642
2025 Est. Elementary (Grade Level 0 to 8)	2.2%	2.0%	2.1%
2025 Est. Some High School (Grade Level 9 to 11)	6.0%	4.9%	4.8%
2025 Est. High School Graduate	27.4%	25.7%	26.2%
2025 Est. Some College	26.6%	26.4%	25.2%
2025 Est. Associate Degree Only	12.7%	13.3%	13.4%
2025 Est. Bachelor Degree Only	15.4%	17.2%	17.7%
2025 Est. Graduate Degree	9.7%	10.4%	10.6%
Housing			
2025 Est. Total Housing Units	11,425	20,306	30,739
2025 Est. Owner-Occupied	55.3%	57.3%	55.3%
2025 Est. Renter-Occupied	28.7%	26.8%	28.8%
2025 Est. Vacant Housing	16.0%	15.9%	15.9%
Homes Built by Year			
2025 Homes Built 2010 or later	15.7%	18.0%	19.9%
2025 Homes Built 2000 to 2009	18.3%	19.3%	20.2%
2025 Homes Built 1990 to 1999	12.2%	14.1%	14.3%
2025 Homes Built 1980 to 1989	17.1%	15.4%	13.5%
2025 Homes Built 1970 to 1979	7.6%	7.3%	6.9%
2025 Homes Built 1960 to 1969	6.9%	5.5%	5.0%
2025 Homes Built 1950 to 1959	4.1%	3.1%	2.8%
2025 Homes Built Before 1949	2.2%	1.4%	1.4%
Home Values			
2025 Home Value \$1,000,000 or More	2.1%	2.3%	2.2%
2025 Home Value \$500,000 to \$999,999	11.4%	8.9%	9.9%
2025 Home Value \$400,000 to \$499,999	7.7%	9.0%	11.1%
2025 Home Value \$300,000 to \$399,999	33.2%	38.1%	36.9%
2025 Home Value \$200,000 to \$299,999	25.9%	25.2%	23.4%
2025 Home Value \$150,000 to \$199,999	6.8%	5.9%	6.4%
2025 Home Value \$100,000 to \$149,999	4.5%	3.6%	3.2%
2025 Home Value \$50,000 to \$99,999	3.6%	2.8%	2.4%
2025 Home Value \$25,000 to \$49,999	0.7%	0.7%	0.8%
2025 Home Value Under \$25,000	4.1%	3.5%	3.6%
2025 Median Home Value	\$308,320	\$317,175	\$323,355
2025 Median Rent	\$1,159	\$1,177	\$1,248

DEMOGRAPHIC REPORT

Richbourg Ln Crestview, FL 32539	3 mi radius	5 mi radius	10 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	20,511	36,212	55,592
2025 Est. Civilian Employed	52.6%	54.4%	52.7%
2025 Est. Civilian Unemployed	1.2%	1.8%	1.8%
2025 Est. in Armed Forces	7.2%	7.2%	8.1%
2025 Est. not in Labor Force	39.0%	36.6%	37.4%
2025 Labor Force Males	49.8%	49.5%	50.7%
2025 Labor Force Females	50.2%	50.5%	49.3%
Occupation			
2025 Occupation: Population Age 16 Years or Over	10,788	19,695	29,316
2025 Mgmt, Business, & Financial Operations	12.5%	12.7%	13.6%
2025 Professional, Related	23.8%	25.1%	25.8%
2025 Service	25.2%	24.3%	23.5%
2025 Sales, Office	17.6%	18.0%	18.1%
2025 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
2025 Construction, Extraction, Maintenance	12.7%	11.3%	10.5%
2025 Production, Transport, Material Moving	8.0%	8.5%	8.3%
2025 White Collar Workers	53.9%	55.7%	57.4%
2025 Blue Collar Workers	46.1%	44.3%	42.6%
Transportation to Work			
2025 Drive to Work Alone	79.6%	77.7%	77.0%
2025 Drive to Work in Carpool	10.7%	10.5%	11.1%
2025 Travel to Work by Public Transportation	0.4%	0.3%	0.4%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.4%	1.3%	1.4%
2025 Other Means	0.9%	1.2%	1.1%
2025 Work at Home	7.0%	9.0%	9.0%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	27.0%	22.5%	21.4%
2025 Travel to Work in 15 to 29 Minutes	20.9%	24.5%	25.1%
2025 Travel to Work in 30 to 59 Minutes	40.4%	40.8%	41.1%
2025 Travel to Work in 60 Minutes or More	11.6%	12.1%	12.4%
2025 Average Travel Time to Work	28.8	30.5	30.8
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$944.51 M	\$1.73 B	\$2.7 B
2025 Est. Apparel	\$17.93 M	\$32.8 M	\$50.98 M
2025 Est. Contributions, Tax and Retirement	\$232.38 M	\$431.9 M	\$700.58 M
2025 Est. Education	\$21.36 M	\$39.31 M	\$61.84 M
2025 Est. Entertainment	\$55.59 M	\$101.69 M	\$157.9 M
2025 Est. Food, Beverages, Tobacco	\$121.33 M	\$220.5 M	\$337.84 M
2025 Est. Health Care	\$62.01 M	\$110.02 M	\$166.69 M
2025 Est. Household Furnishings and Equipment	\$25.56 M	\$46.84 M	\$73.04 M
2025 Est. Household Operations, Shelter, Utilities	\$223.65 M	\$405.22 M	\$628.21 M
2025 Est. Miscellaneous Expenses	\$16.5 M	\$30.24 M	\$47.07 M
2025 Est. Personal Care	\$13.05 M	\$23.69 M	\$36.19 M
2025 Est. Transportation	\$155.16 M	\$284.06 M	\$443.88 M