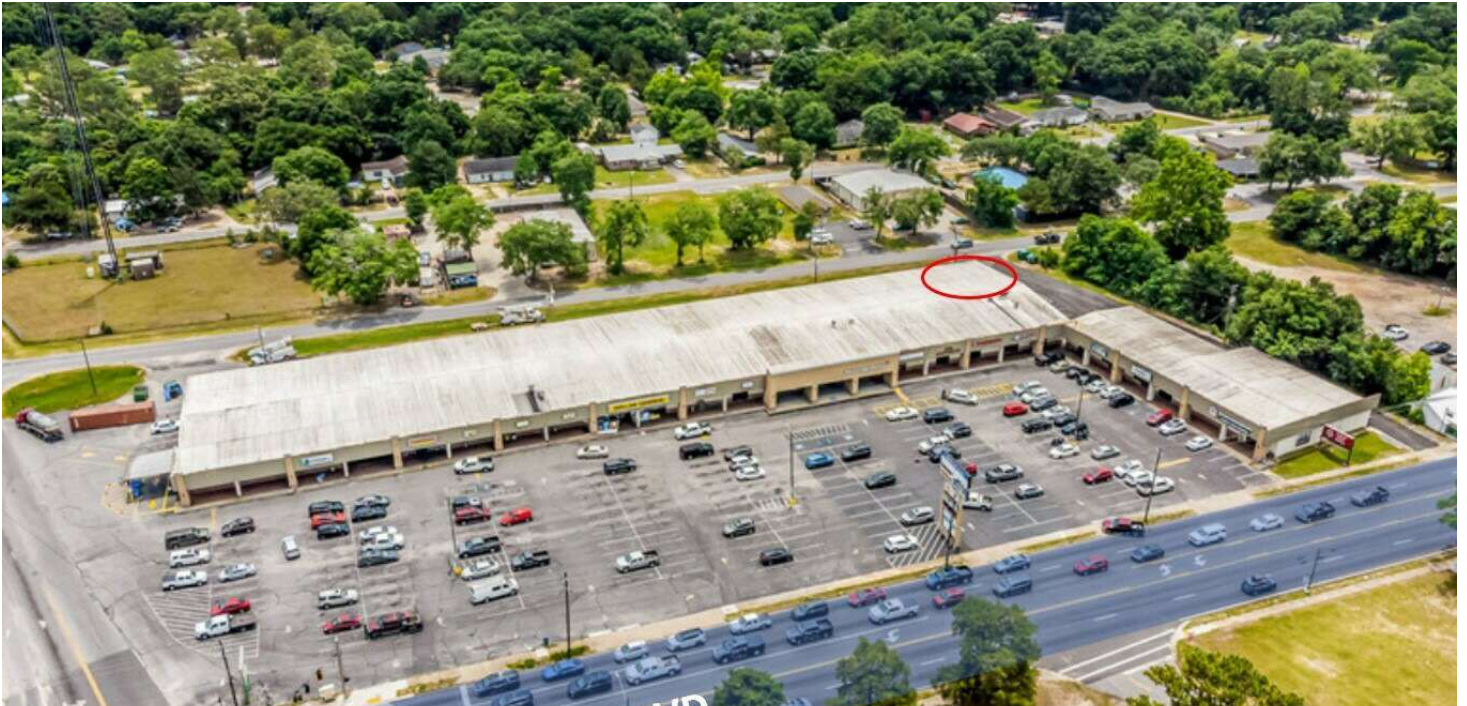


# LEASE

## NORTHVIEW PLAZA

751 N. Ferdon Blvd Crestview, FL 32536



### PROPERTY DESCRIPTION

In-Line Unit Available in Northview Plaza, located on the North end of Crestview's busy SR 85/ Ferdon Blvd. with AADT of 30,000. The 61,655 square foot plaza includes Anchor Tenants Advantage Dental, Dollar General, Azteca Restaurant and Goodwill. The Plaza is located on a signalized corner with 6 entrances/exits, 196 Parking Spaces, and Pylon Sign. Total Population within a 5-mile radius is 47,127 with a Median Household Income of \$92,396

### PROPERTY HIGHLIGHTS

- Signalized Corner. AADT 30,000. Pylon Sign. 196 Parking Spaces.

### OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
NNN Rate:	\$2.47 SF/yr
Available SF:	1,390 SF
Lot Size:	4.1 Acres
Building Size:	61,655 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,945	8,992	16,841
Total Population	5,908	24,858	47,127
Average HH Income	\$66,317	\$85,185	\$92,396

**Melissa Glyptis Simpson**  
(850) 733-6532

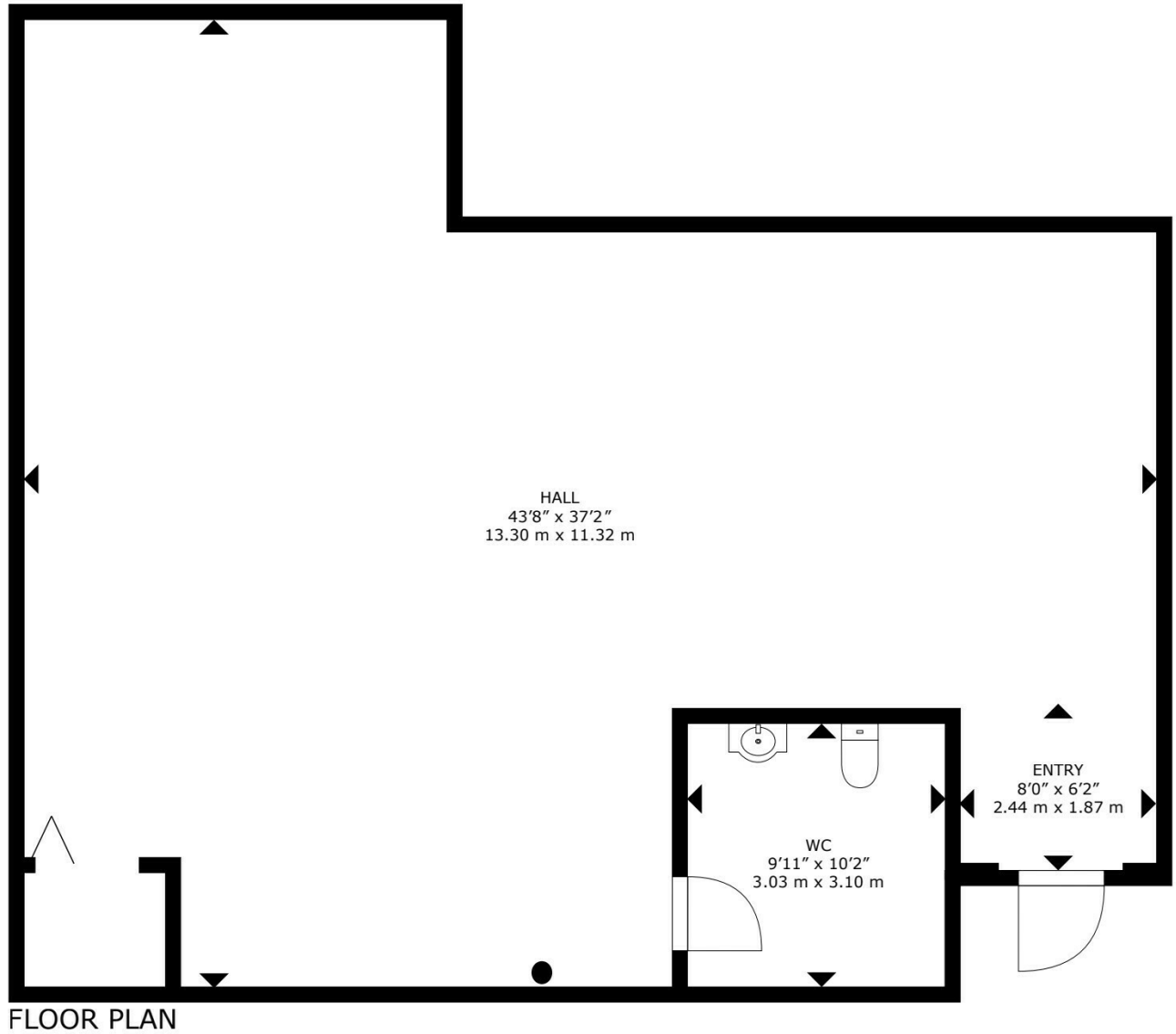


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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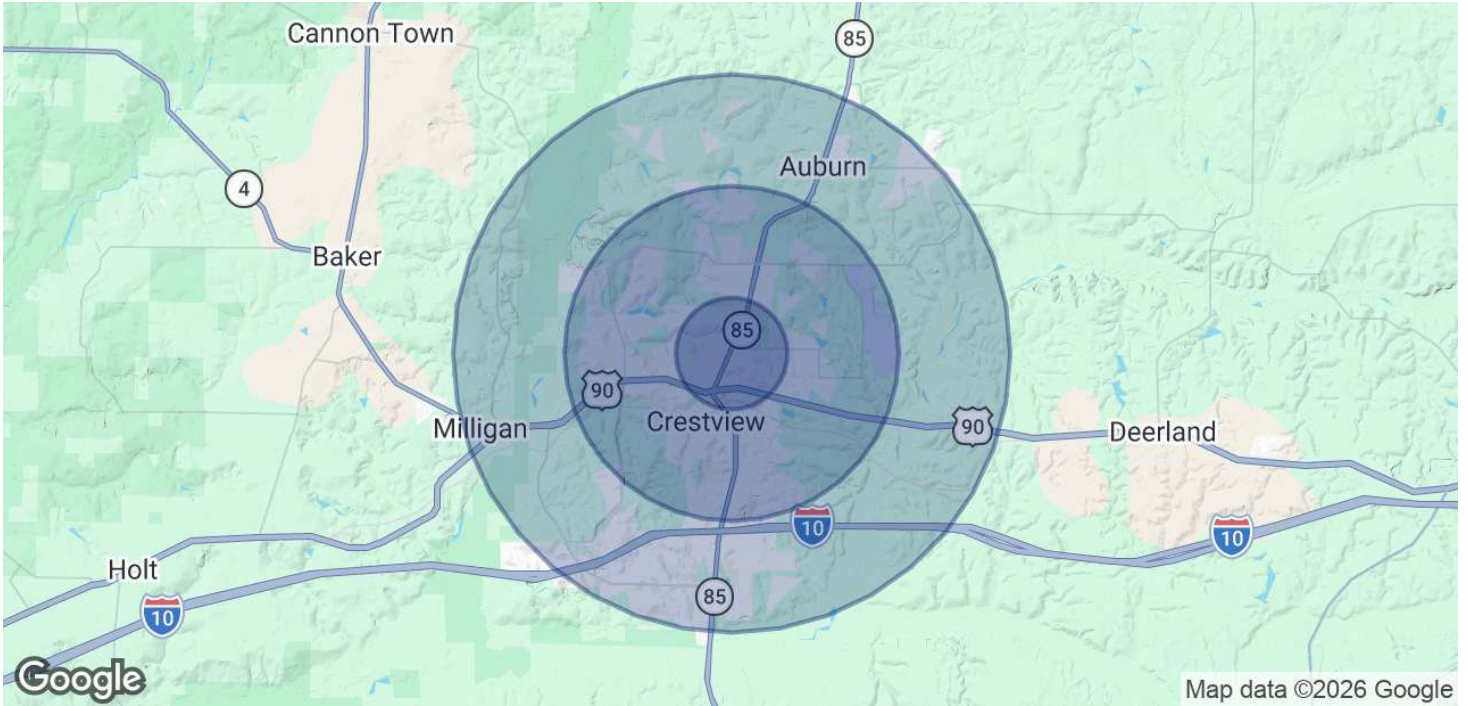


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## NORTHVIEW PLAZA

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,908	24,858	47,127
Average Age	30.5	33.5	34.9
Average Age (Male)	30.5	32.8	33.7
Average Age (Female)	30.1	34.8	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,945	8,992	16,841
# of Persons per HH	3	2.8	2.8
Average HH Income	\$66,317	\$85,185	\$92,396
Average House Value	\$176,027	\$250,851	\$273,606

2023 American Community Survey (ACS)

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