

LEASE

EMBASSY ROW

4100 South Ferdon Boulevard Crestview, FL 32536



PROPERTY DESCRIPTION

Embassy Row Medical and Professional Office Park, 3 units available with flexible space requirements. Originally constructed as 3 separate units, the previous tenant utilized all of the space as a medical facility totaling 5950 SF. This Center is located south of I-10 in Crestview, FL on Hwy 85/ S. Ferdon Blvd. On site parking of 175 spaces and a digital jumbo screen for maximum visibility on Ferdon Blvd. AADT of 42,000 with 5 mile demographics reporting a Total Population of 42,791 and an Average Household Income of \$89,896

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,056	8,954	15,007
Total Population	5,701	25,225	42,791
Average HH Income	\$99,309	\$95,162	\$89,896

OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,950 - 5,950 SF
Lot Size:	2.02 Acres
Building Size:	5,949 SF

SPACES	LEASE RATE	SPACE SIZE
4100 S Ferdon Blvd	\$14.00 SF/yr	5,950 SF
Suite 1	\$16.00 SF/yr	1,960 SF
Suite 2	\$16.00 SF/yr	2,040 SF
Suite 3	\$16.00 SF/yr	1,950 SF

Melissa Glyptis Simpson
(850) 733-6532

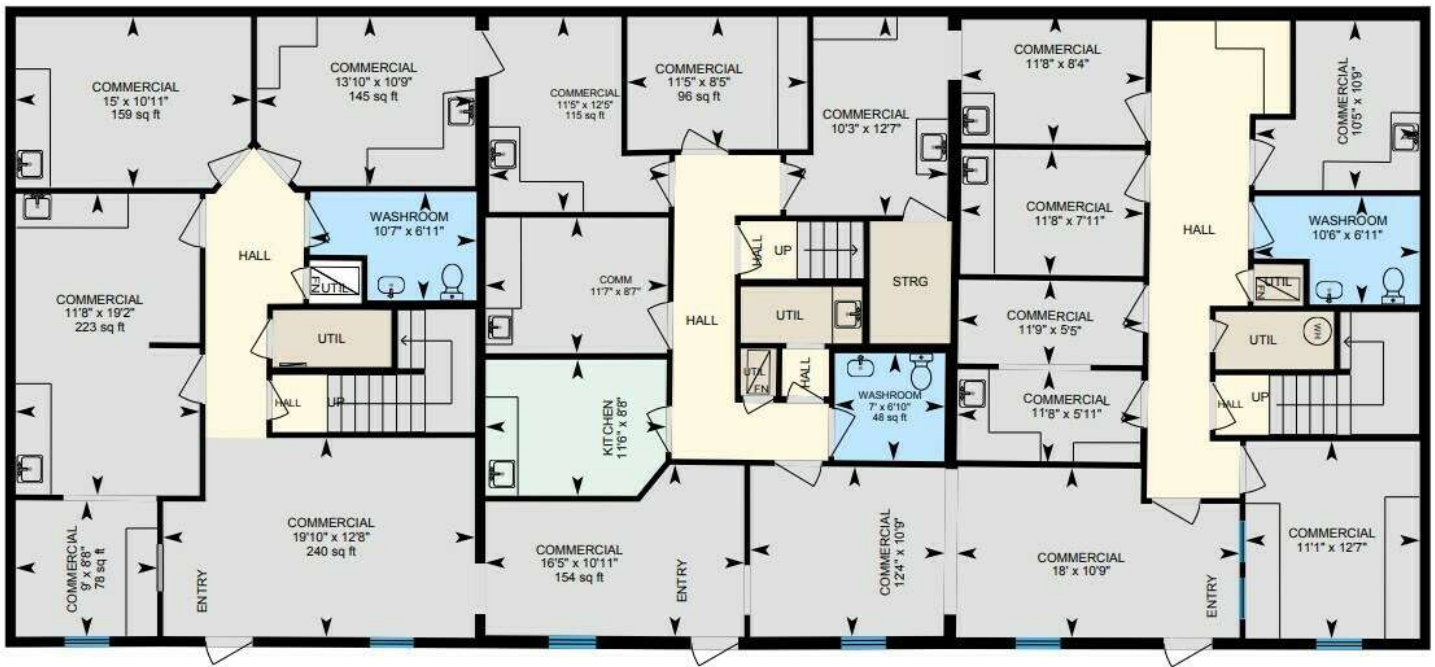


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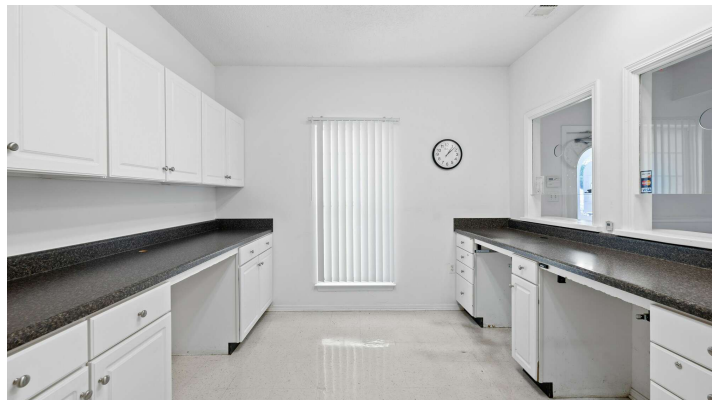
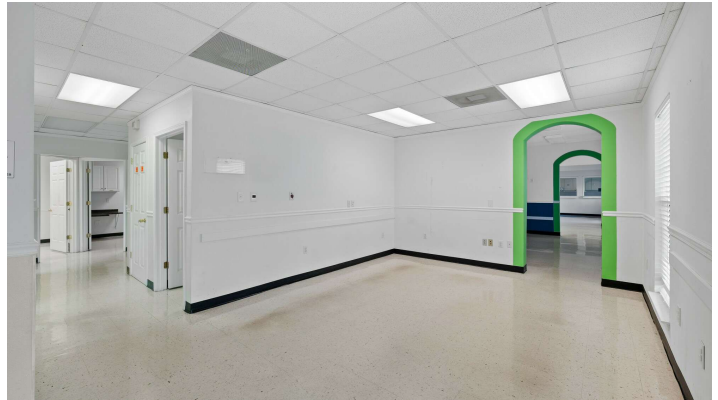


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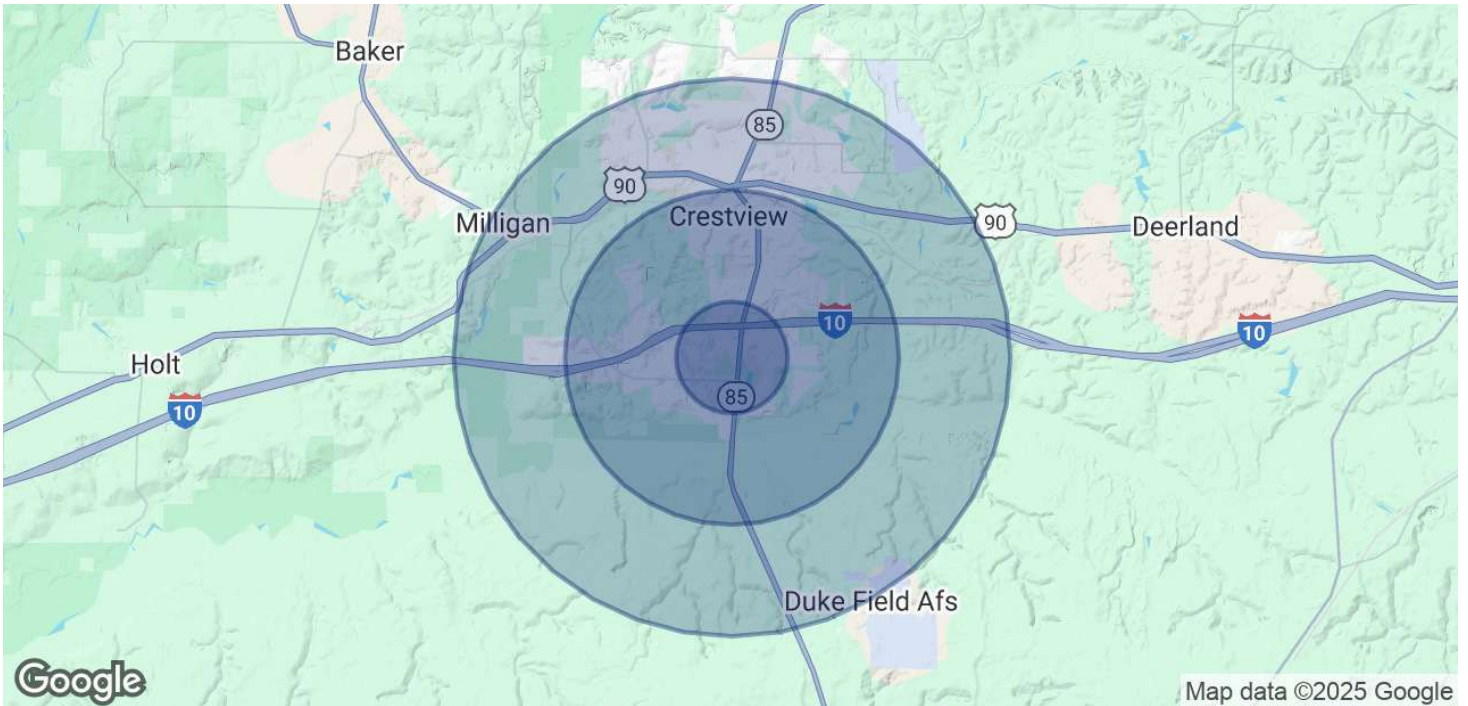


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,701	25,225	42,791
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,056	8,954	15,007
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$99,309	\$95,162	\$89,896
Average House Value	\$312,828	\$313,653	\$310,773

Demographics data derived from AlphaMap

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