

1075 E JOHN SIMS PKWY

NICEVILLE, FL 32578



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	6,560 SF
Available SF:	3,348 SF
Lot Size:	1.36 Acres
Market:	Niceville
Traffic Count:	42,000 VPD

PROPERTY OVERVIEW

Prime retail space available in the highly desirable Niceville, Florida trade area. The 3,348 SF end cap space was previously a mattress store and would be ideal for a retail tenant in the booming Niceville market. The center is centrally located in the center of the retail corridor off the highly trafficked John Sims Pkwy. Excellent co-tenant mix with Berkshire Hathaway and offices adjacent to the space. The property is surrounded by numerous national retailers and restaurants. The site has excellent visibility, ample parking and great pylon signage available.

PROPERTY HIGHLIGHTS

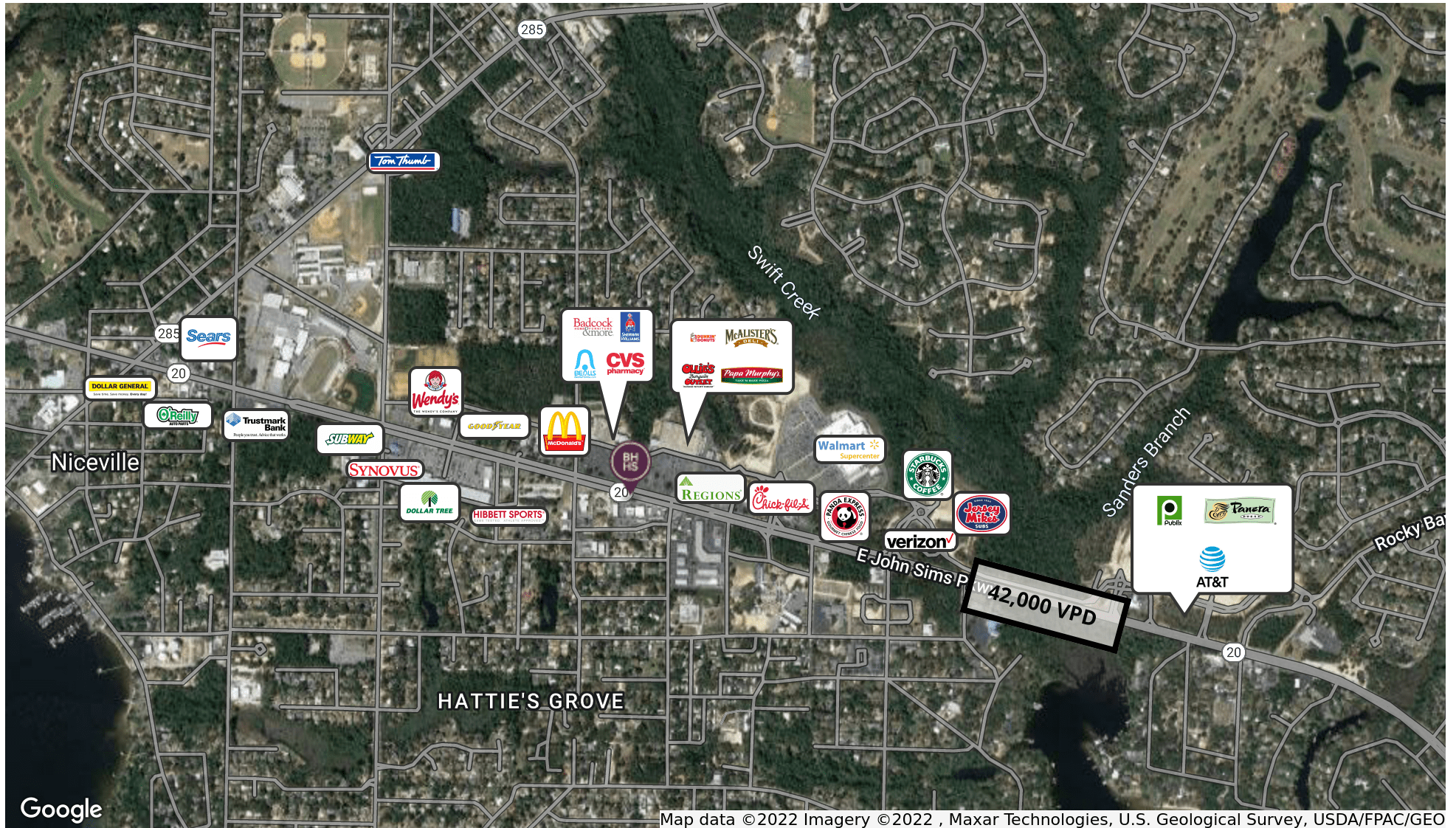
- High traffic counts in front of the center with over 42,000 VPD
- Average household income within a 5 mile radius is over \$81,000
- Highly sought after area to reside with affluent demographics and strong economic growth
- Ideal retail location with excellent visibility and signage on John Sims Pkwy

1075 E JOHN SIMS PKWY

NICEVILLE, FL 32578



LOCATION MAPS



**BERKSHIRE HATHAWAY
COMMERCIAL**
PenFed Realty

HARRY BELL
Broker
D. 850.240.0527
harry.bell@penfedrealty.com

• 2 •
MORE INFORMATION AVAILABLE
BHHSPENFED.COM

1075 E JOHN SIMS PKWY

NICEVILLE, FL 32578

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,077	22,710	35,559
Average age	44.7	41.8	39.8
Average age (Male)	40.9	39.1	37.4
Average age (Female)	46.5	44.7	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,685	9,019	13,654
# of persons per HH	2.4	2.5	2.6
Average HH income	\$78,631	\$79,594	\$81,017
Average house value	\$285,899	\$299,138	\$305,323

* Demographic data derived from 2020 ACS - US Census

