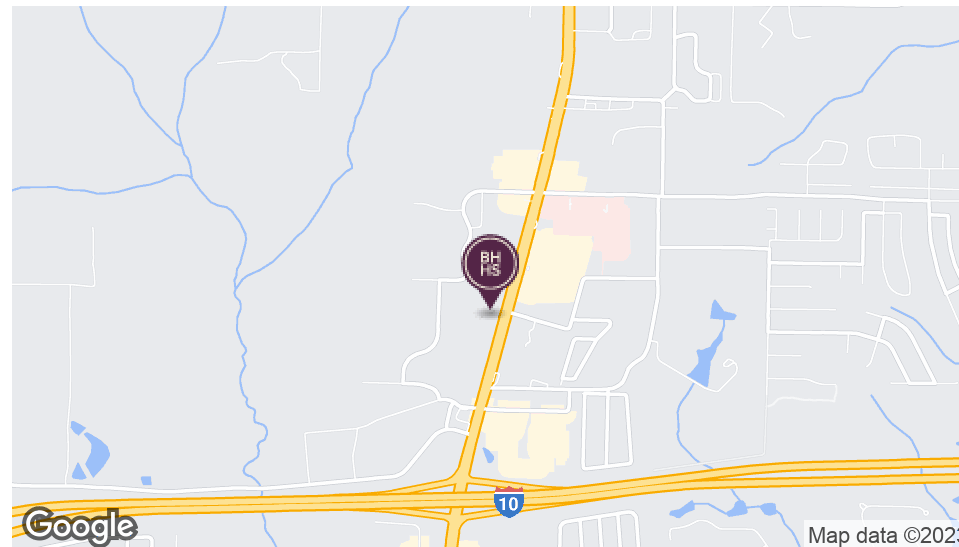


3301 FERDON BLVD S

CRESTVIEW, FL 32536

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	3,200 SF
Available SF:	1,600 - 3,200 SF
Lot Size:	
Market:	Crestview

PROPERTY OVERVIEW

Excellent location and retail space available for lease on the high trafficked US 85. The property has incredible exposure and visibility off of US 85 & I-10, which experiences over 46,500 vehicles per day. There is 1,600-3,200 SF available for lease in the free-standing building. The property is directly next to the brand new Jimmy John's and in front of the busy Wal-Mart Supercenter.

PROPERTY HIGHLIGHTS

- Up to 3,200 SF available
- Excellent location and visibility off US 85 (Ferdon Blvd)
- Traffic counts in excess of 46,500 VPD
- Located near numerous national retailers and restaurants in the booming Crestview market

3301 FERDON BLVD S

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ADDITIONAL PHOTOS

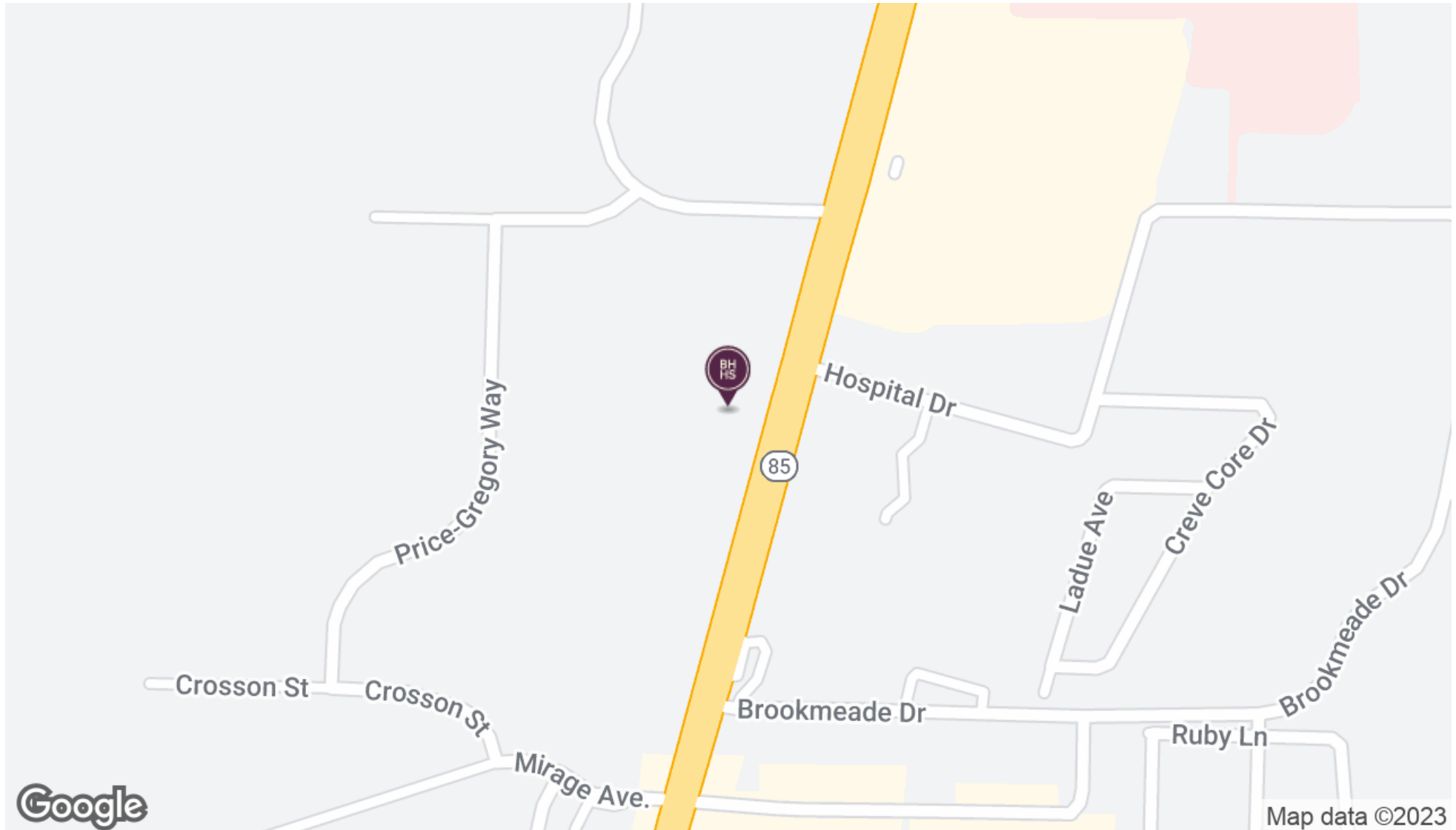


3301 FERDON BLVD S

CRESTVIEW, FL 32536



LOCATION MAP





3301 FERDON BLVD S

CRESTVIEW, FL 32536

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,243	18,359	35,001
Average age	33.4	33.3	33.1
Average age (Male)	34.2	33.9	33.4
Average age (Female)	31.7	32.1	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	854	6,950	13,045
# of persons per HH	2.6	2.6	2.7
Average HH income	\$64,942	\$63,627	\$60,989
Average house value	\$199,947	\$198,485	\$197,605

** Demographic data derived from 2020 ACS - US Census*

