

Former Family Dollar Center, Blountstown

20118 W Central Ave Blountstown, FL 32424

PROPERTY SUMMARY



Property Description

Large center space with ample parking capability. Offers up to 7296 square feet of retail space.

Property Highlights

- Approx 74' of store frontage
- Depth approx 96'
- Immediate store-front parking
- Loading dock in rear
- Highly visible pylon signage at Hwy 20

Offering Summary

| | |
|------------------|--------------------|
| Lease Rate: | \$7.00 SF/yr (NNN) |
| Number Of Units: | 1 |
| Available SF: | 7,296 SF |
| Building Size: | 7,296 SF |

Demographics

| | 1 Mile | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households | 50 | 1,128 | 3,197 |
| Total Population | 161 | 3,651 | 10,427 |
| Average HH Income | \$41,428 | \$41,451 | \$43,524 |

Phil Sherrill

850.972.0360

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LOCATION MAP



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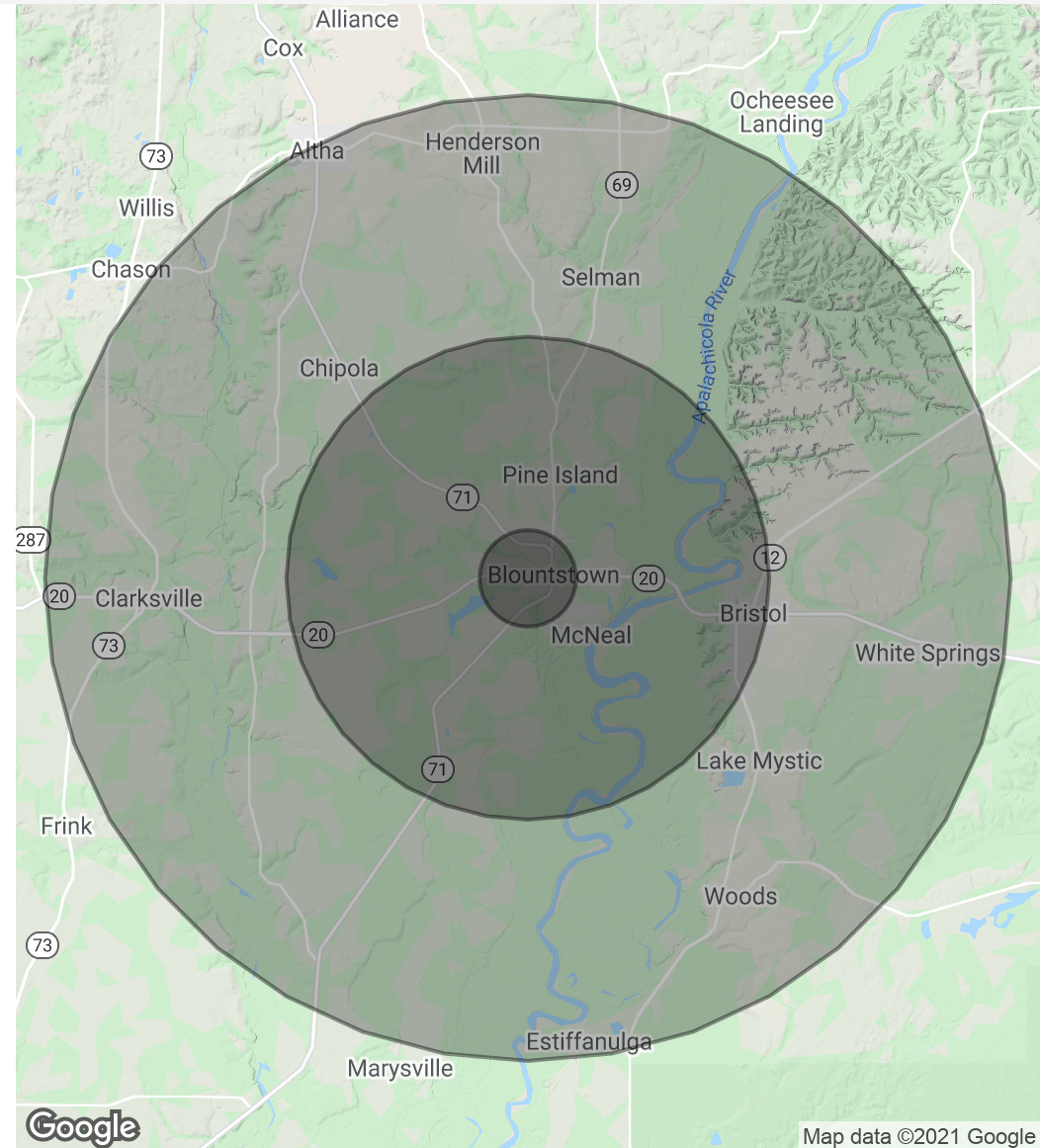
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DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 161 | 3,651 | 10,427 |
| Average Age | 38.8 | 38.4 | 37.3 |
| Average Age (Male) | 38.5 | 38.2 | 36.8 |
| Average Age (Female) | 39.3 | 38.7 | 37.9 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|----------|-----------|-----------|
| Total Households | 50 | 1,128 | 3,197 |
| # Of Persons Per HH | 3.2 | 3.2 | 3.3 |
| Average HH Income | \$41,428 | \$41,451 | \$43,524 |
| Average House Value | | \$149,902 | \$159,766 |

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



Phil Sherrill

Agent

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Professional Background

Phil Sherrill, commercial sales, leasing, and marketing specialist with Beau Box Commercial Real Estate, serves the Northwest Florida region, with emphasis on Pensacola and surrounding markets. For more than 35 years, Phil has steadfastly produced within the Florida Gulf Coast expanse with wide-ranging experience in commercial real estate brokerage and management. He has developed a broad regional presence in the Northwest Florida market working with numerous developers, investors, and landlords. Drawing upon resourceful solutions, Phil effectively represents client interests of various constraints, expectations, and timelines with effective outcomes.

Managing all facets of the commercial transaction from research to closing, Phil Sherrill is deeply versed in all aspects of the real estate transaction process, from initial site selection, due diligence and project analysis, to client and consultant relations, to deal structuring and consummation. The depth of his relationships throughout Northwest Florida is unmatched, a result of his personal commitment and unyielding loyalty to every client, whether large or small. With an effective approach to brokerage service assignments, Phil is adept at cultivating intersecting interests with a variety of developers, end users, and brokerage opportunities.

While residing along the Gulf of Mexico in South Walton County, Phil traverses the Florida Gulf Coast region and waterways for work and pleasure, enjoying the allure of an active, renown region of Florida.

Beau Box Commercial Real Estate

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