

# LEASE

## NORTHGATE PROFESSIONAL BLDG.

916 N. Ferdon Blvd Crestview, FL 32536



### PROPERTY DESCRIPTION

Space available in the Northgate Professional Building. Located in north Crestview, fronting Hwy 85 with 281 ft of frontage and an Average Annual Daily Traffic County of 28,500. The site is centrally located between the Ferdon/90 intersection & Ferdon/Airport/Old Bethel Rd and includes 3 entrances on this corner parcel with a Pylon Sign. Demographics within a 5-mile radius of this location include a Population of 47,264 and an Average Household Income of \$93,884. Crestview High School, Davidson Middle, Elementary Schools, the City's Library, Community Center and Local Parks are within one mile radius of this site.

### PROPERTY HIGHLIGHTS

- In-Line Unit. Pylon Sign. 69 Parking Spaces. 28,500 AADT.

### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
NNN:	\$3.50 SF/yr
Available SF:	1,991 SF
Lot Size:	1.59 Acres
Building Size:	12,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,402	9,819	17,163
Total Population	3,914	27,152	47,264
Average HH Income	\$67,075	\$85,928	\$93,884

**Melissa Glyptis Simpson**  
850 733 6532

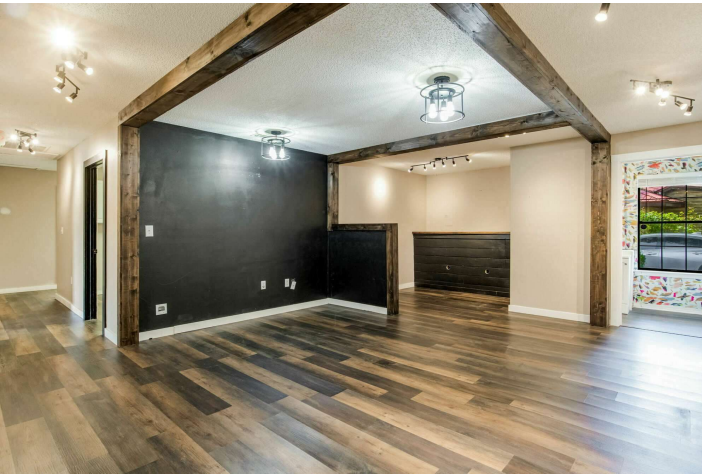


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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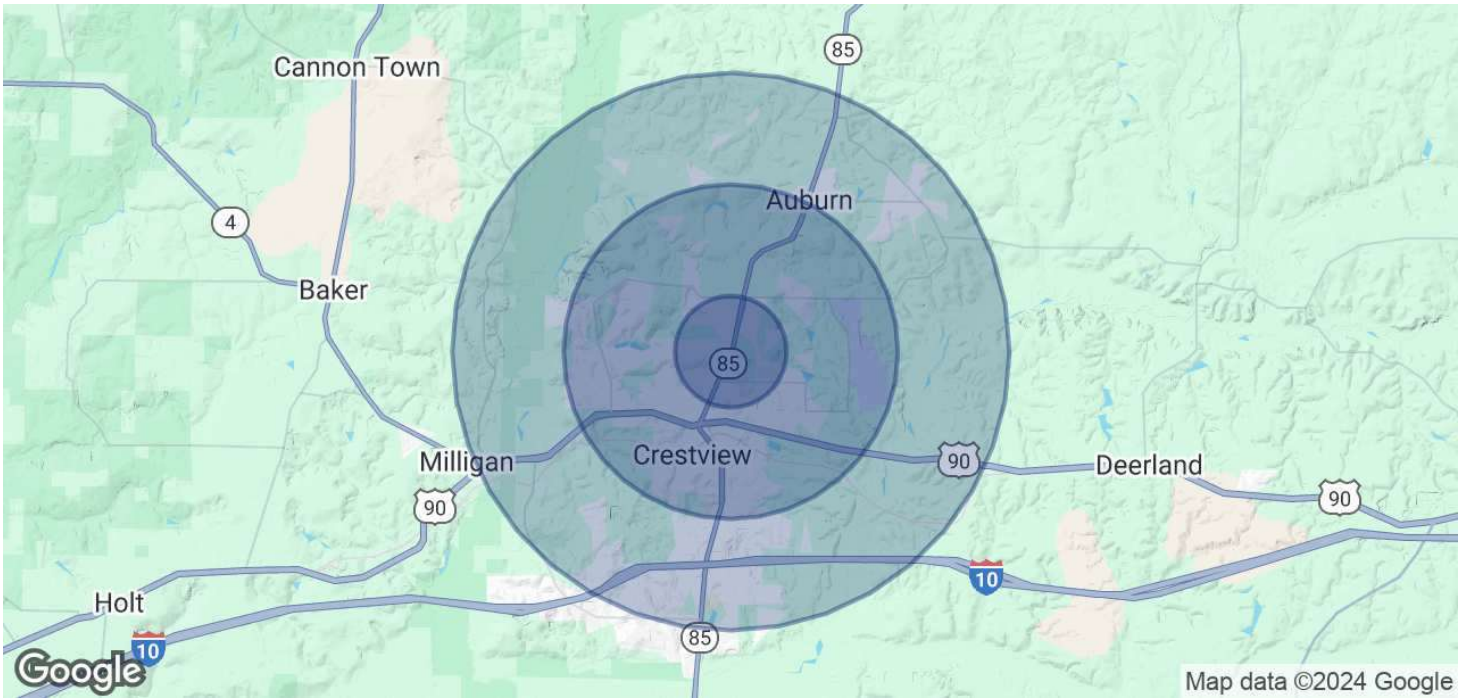


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,914	27,152	47,264
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,402	9,819	17,163
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$67,075	\$85,928	\$93,884
Average House Value	\$250,971	\$298,313	\$309,612

Demographics data derived from AlphaMap

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