

# SALE

**2350 PJ ADAMS PARKWAY**  
2350 PJ Adams Parkway Crestview, FL 32536



## PROPERTY DESCRIPTION

Seller Financing Available. Improved 0.94 Acres located on a Lighted Hard Corner in the largest City in the FWB-Crestview-Destin Metro Statistical Area. Improvements Include retaining wall, asphalt parking lot and access road, under ground storm water to storm water retention pond. Connected to water, sewer, electric and gas. One Mile South of I-10 with a combined traffic hit count of 60,000 at the intersection of (SR 85 & PJ Adams) of this C-2 zoned development site. Current AADT on PJ Adams is 18,400 and AADT on S. Ferdon Blvd (SR 85) is 41,500.

## PROPERTY HIGHLIGHTS

- .94 Acres. Zoned C-2. Combined AADT at PJ Adams & S. Ferdon Blvd 60,000. 5 Mile Demographics: Total Population 38,785 and Average Income \$89,765.

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$358,500  |
| Lot Size:   | 0.94 Acres |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,209    | 8,076    | 13,509   |
| Total Population  | 6,174    | 23,336   | 38,785   |
| Average HH Income | \$99,693 | \$96,715 | \$89,765 |

**Melissa Glyptis Simpson**  
(850) 733-6532



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

# SALE

**2350 PJ ADAMS PARKWAY**  
2350 PJ Adams Parkway Crestview, FL 32536



**Melissa Glyptis Simpson**  
(850) 733-6532



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

# SALE

## 2350 PJ ADAMS PARKWAY

2350 PJ Adams Parkway Crestview, FL 32536



**Melissa Glyptis Simpson**  
(850) 733-6532

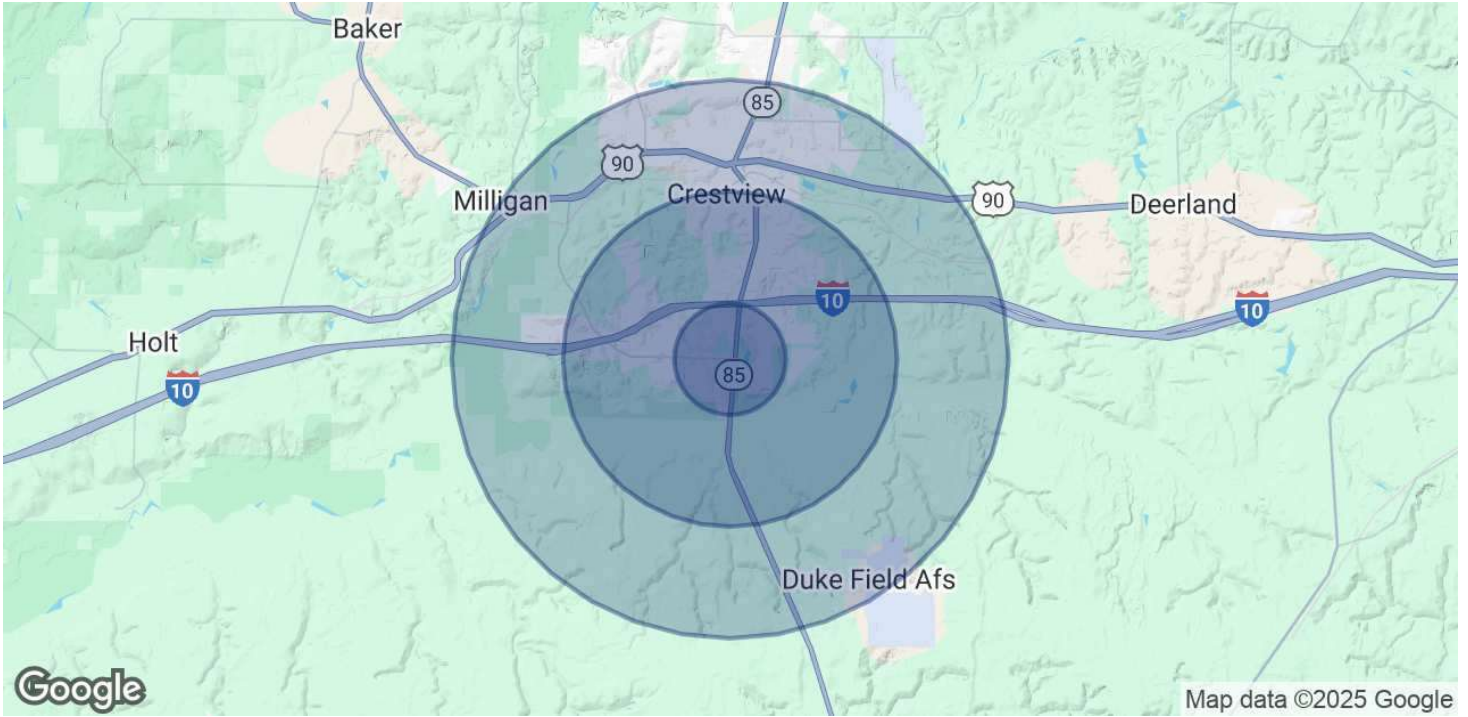


**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# SALE

## 2350 PJ ADAMS PARKWAY

2350 PJ Adams Parkway Crestview, FL 32536



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 6,174         | 23,336         | 38,785         |
| Average Age          | 35            | 36             | 36             |
| Average Age (Male)   | 35            | 35             | 35             |
| Average Age (Female) | 36            | 37             | 37             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 2,209         | 8,076          | 13,509         |
| # of Persons per HH            | 2.8           | 2.9            | 2.9            |
| Average HH Income              | \$99,693      | \$96,715       | \$89,765       |
| Average House Value            | \$305,591     | \$320,131      | \$310,029      |

\* Demographic data derived from 2020 ACS - US Census

**Melissa Glyptis Simpson**  
(850) 733-6532



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