

LEASE

EMBASSY ROW

4100 South Ferdon Boulevard Crestview, FL 32536



PROPERTY DESCRIPTION

Embassy Row Medical and Professional Office Park, units available with flexible space requirements. This Center is located south of I-10 in Crestview, FL on Hwy 85/ S. Ferdon Blvd. On site parking of 175 spaces and a digital jumbo screen for maximum visibility on Ferdon Blvd. AADT of 42,000 with 5 mile demographics reporting a Total Population of 42,791 and an Average Household Income of \$89,896

OFFERING SUMMARY

Lease Rate:	\$14 - 18 SF/yr (NNN)
NNN Rate:	\$3.57/SF/yr
Available SF:	1,613 - 5,950 SF
Lot Size:	2.02 Acres
Building Size:	5,949 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,056	8,954	15,007
Total Population	5,701	25,225	42,791
Average HH Income	\$99,309	\$95,162	\$89,896

SPACES	LEASE RATE	SPACE SIZE
Building C, Suites 4-6	\$14.00 SF/yr	5,950 SF
Building C, Suite 4	\$16.00 SF/yr	1,960 SF
Building C, Suite 5	\$16.00 SF/yr	2,040 SF
Building C, Suite 6	\$16.00 SF/yr	1,950 SF
Building B, Suite 1	\$16.00 SF/yr	1,613 SF
Building B, Suite 5	\$18.00 SF/yr	1,765 SF

Melissa Glyptis Simpson
(850) 733-6532

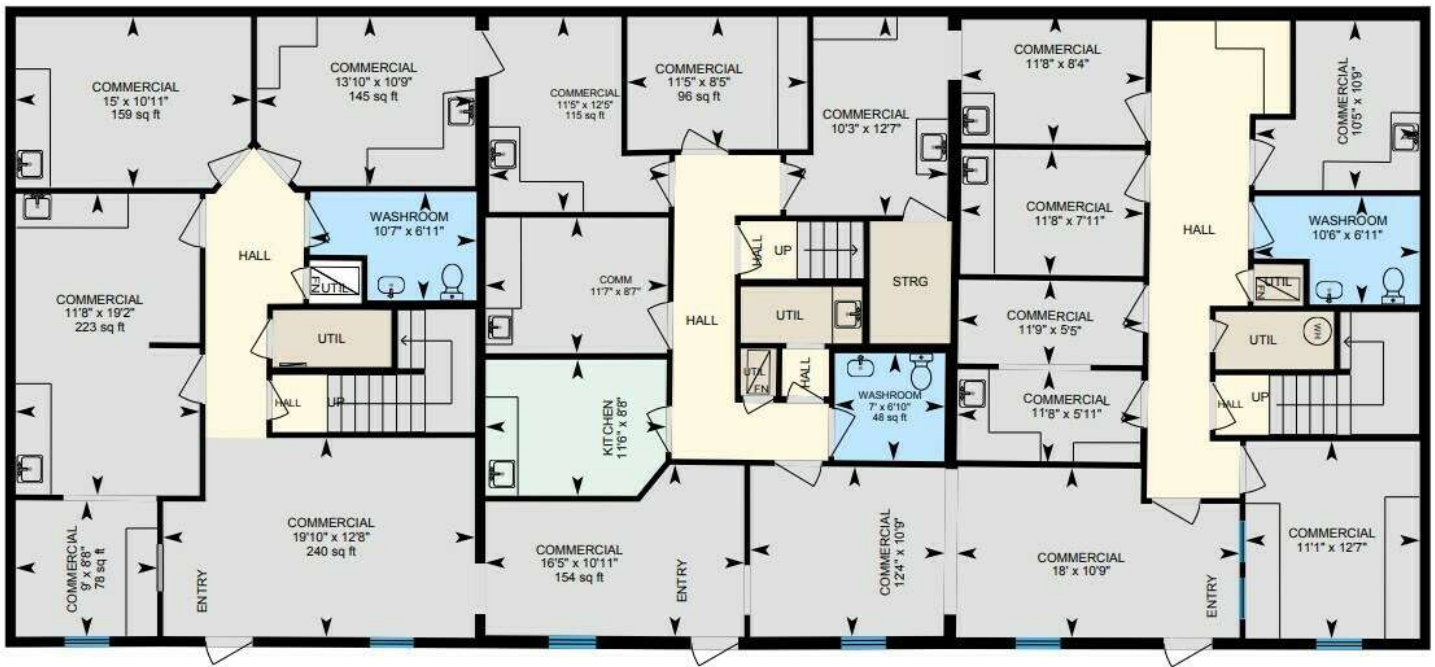


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BUILDING C SUITES 4-6



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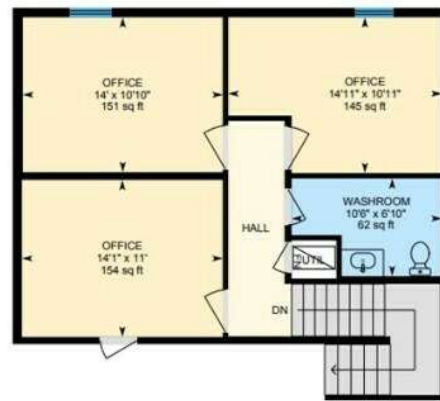
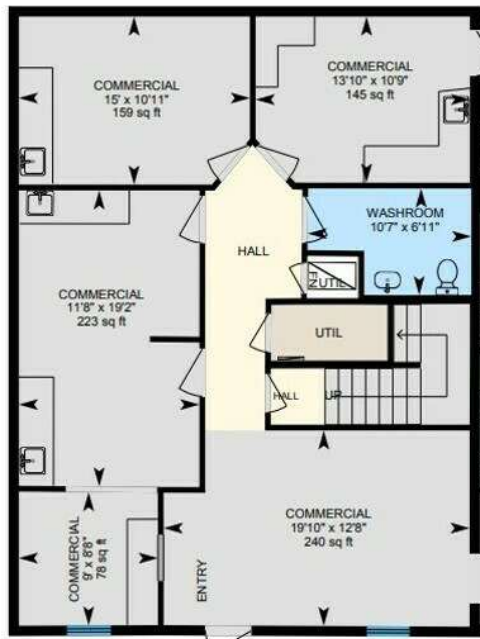


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Building C, Suite 4



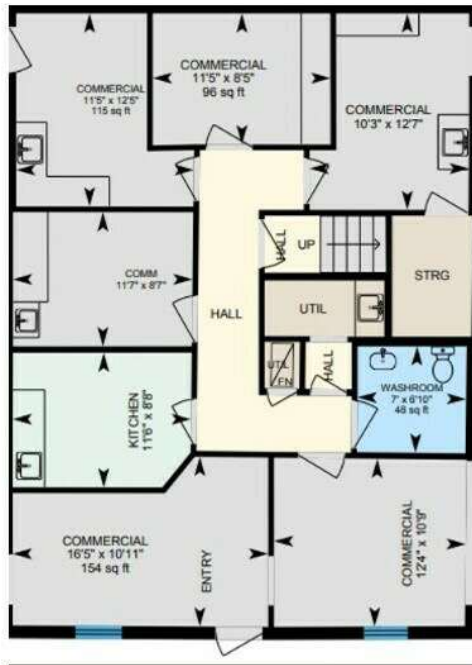
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BUILDING C, SUITE 5



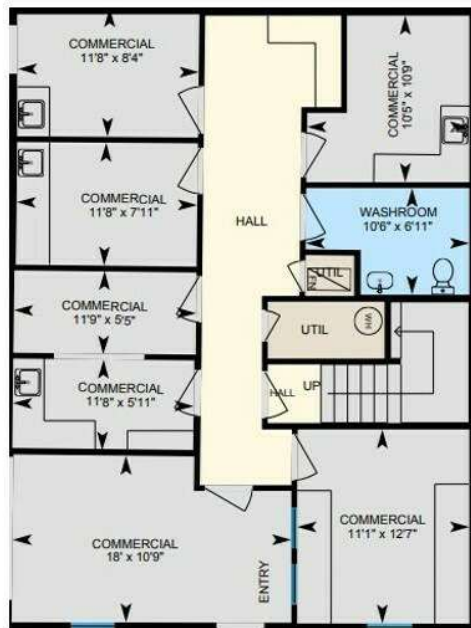
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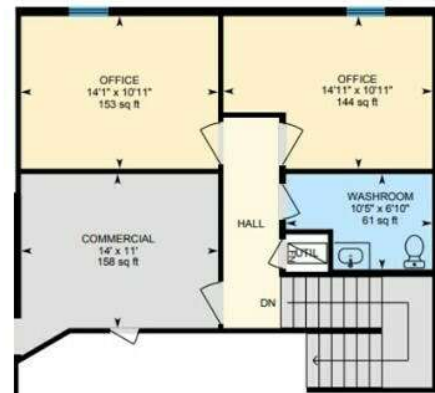
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EMBASSY ROW
BUILDING C, SUITE 6



FIRST FLOOR



2ND FLOOR

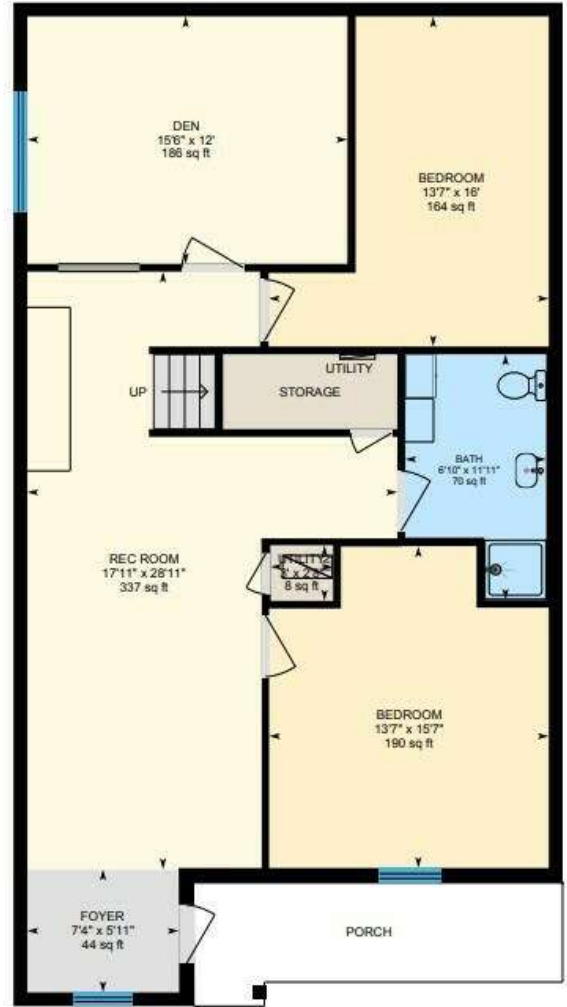
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EMBASSY ROW
BUILDING B, SUITE 1



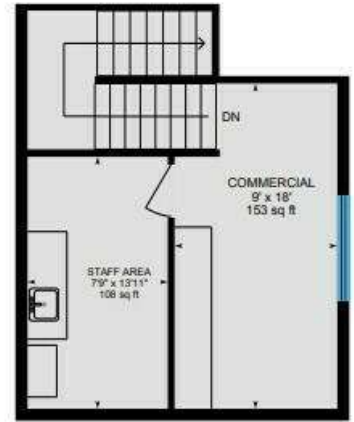
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(850) 733-6532



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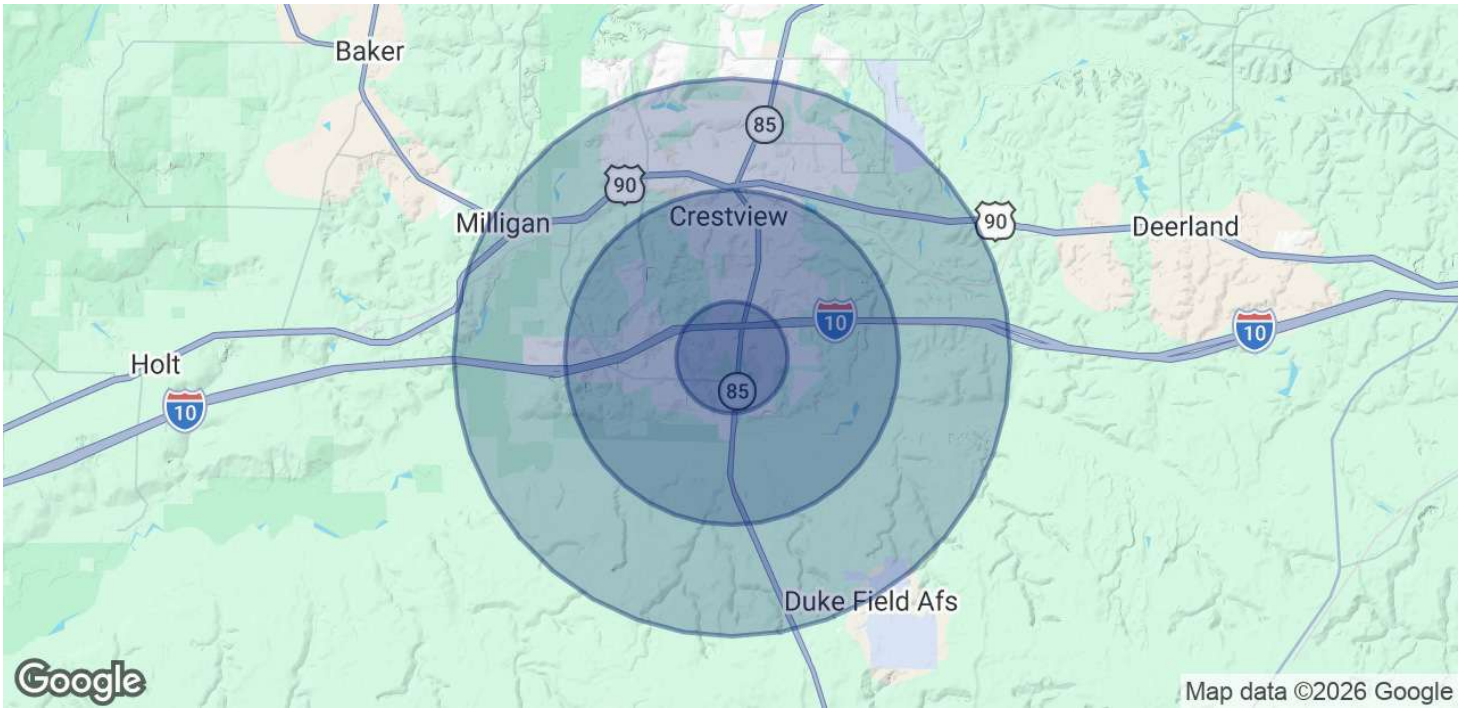


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,701	25,225	42,791
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,056	8,954	15,007
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$99,309	\$95,162	\$89,896
Average House Value	\$312,828	\$313,653	\$310,773

2020 American Community Survey (ACS)

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