

BELLCORE

COMMERCIAL



+/- 3,548 SF BUILDING FOR LEASE

3045 SOUTH FERDON BOULEVARD, CRESTVIEW, FL 32536



PROPERTY DESCRIPTION

Approximately +/- 0.45-acre parcel zoned C-2 is available for lease. The property is currently Mr. Mattress, with the building having +/- 3,548 SF. This parcel has nearby national retailers, including Aldi, Chipotle, Walmart, Publix, and Lowe's. The main thoroughfare on Hwy 85/S Ferdon Blvd boasts high traffic counts of 44,000 AADT.

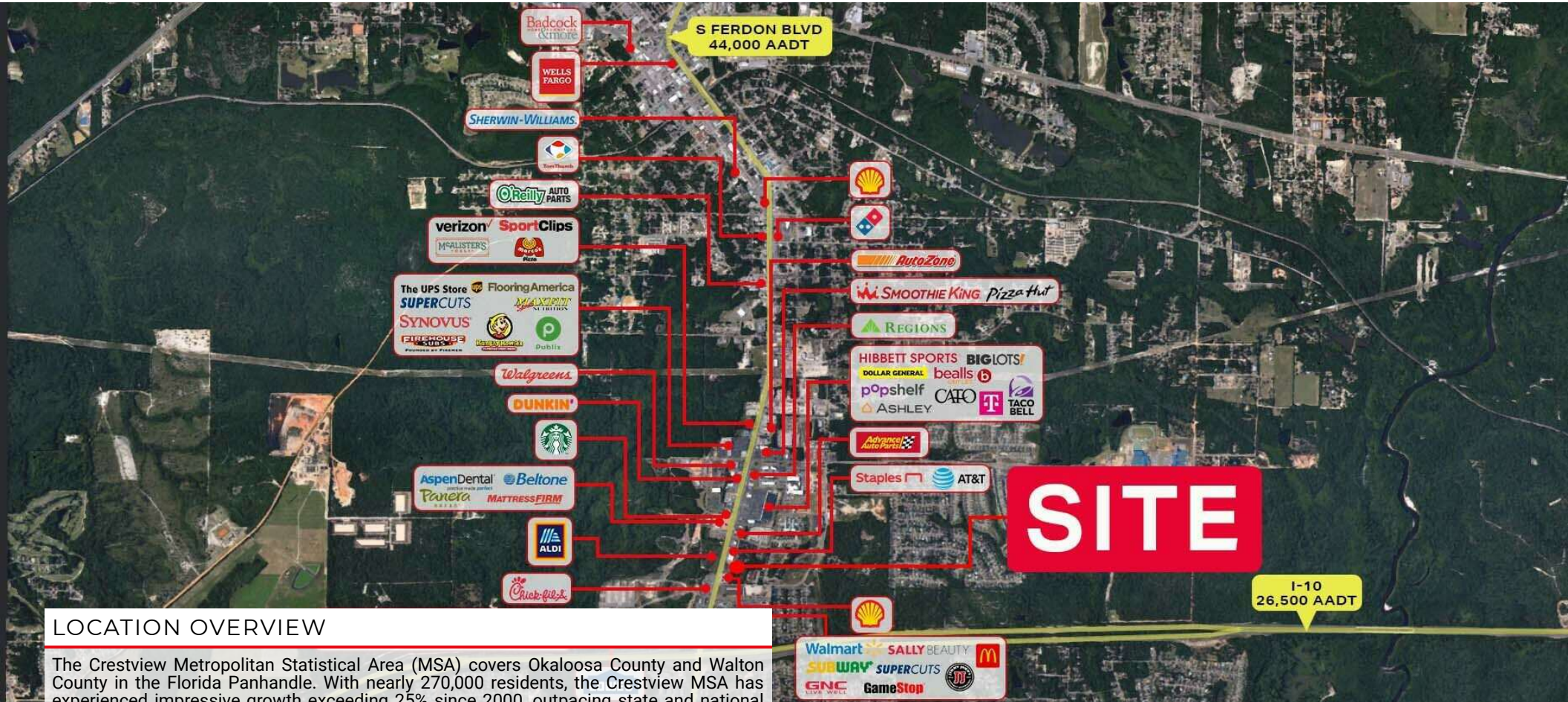
PROPERTY HIGHLIGHTS

- Zoned C-2
- +/- 3548 SF
- Direct Access on S Ferdon Blvd
- Along the main thoroughfare of Crestview

OFFERING SUMMARY

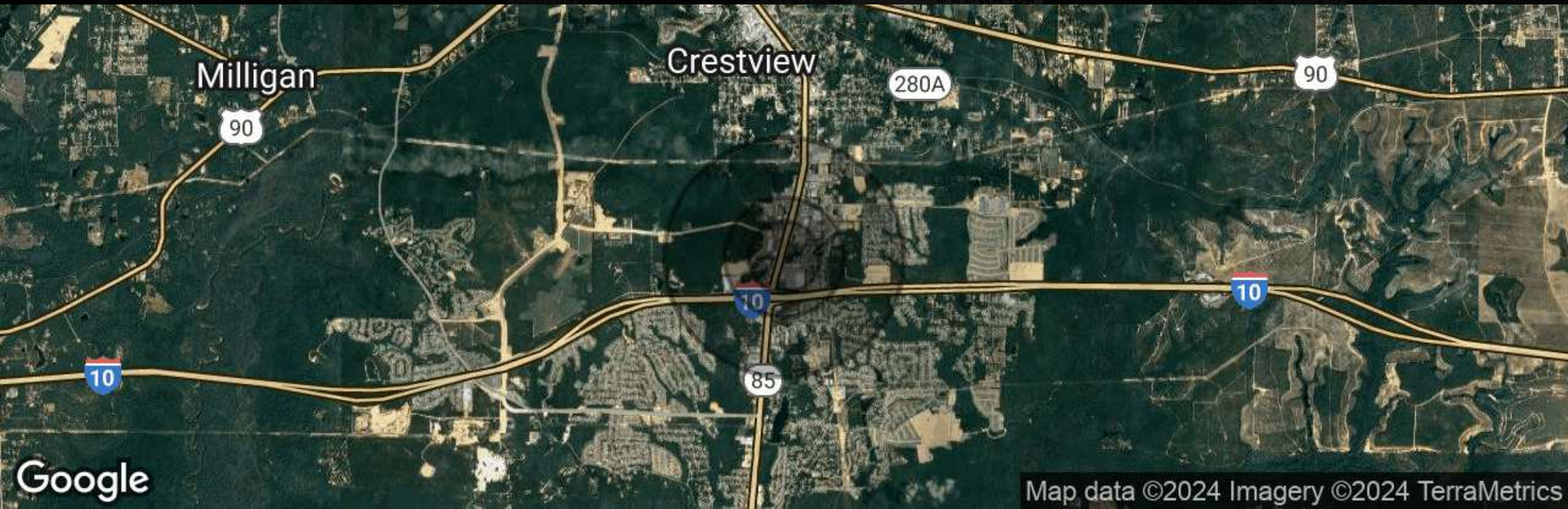
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	3,548 SF
Lot Size:	0.45 Acres
Zoning	C-2
Property Type	Retail
Traffic Count	44,000





LOCATION OVERVIEW

The Crestview Metropolitan Statistical Area (MSA) covers Okaloosa County and Walton County in the Florida Panhandle. With nearly 270,000 residents, the Crestview MSA has experienced impressive growth exceeding 25% since 2000, outpacing state and national averages. Its robust economy thrives on diverse sectors, including military, tourism, fishing, and healthcare, with Okaloosa County leading the charge in healthcare services in Northwest Florida. Eglin Air Force Base, the world's most extensive air force base, sits between Crestview and Fort Walton Beach. Nearby, Fort Walton Beach and Destin, popular tourism hotspots, grace Florida's famed Emerald Coast, spanning from Panama City Beach to Pensacola Beach.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	315	1,006	4,246
Average Age	38	38	37
Average Age (Male)	36	36	35
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	115	369	1,578
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$88,840	\$89,295	\$90,216
Average House Value	\$308,393	\$310,157	\$317,965

Demographics data derived from AlphaMap



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: 850.977.6991 | Cell: 850.240.0527

FL #BK3026917 // AL #000078384-1

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434