

SALE

0010 S. FERDON BLVD.

CRESTVIEW FL 32536



PROPERTY DESCRIPTION

+/-1.4 Acre site adjoining the new Circle K Available for sale with additional acreage available upon need. Zoned C-2 within Okaloosa County with 200 feet of road frontage and combined AADT of 60,000 at the intersection of PJ Adams Pkwy and Ferdon Blvd/SR 85. Ingress/Egress and shared connectivity with corner parcel. 5- Mile Demographics include a Total Population of 41,475 and an Average Household Income of \$89,837.

PROPERTY HIGHLIGHTS

- 200 Ft Road Frontage. Zoned C-2 (Commercial High Intensity) Additional Acreage Available. AADT Combined Count of 60,000

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,175	8,444	14,524
Total Population	6,093	24,322	41,475
Average HH Income	\$99,638	\$95,011	\$89,337

Melissa Glyptis Simpson
(850) 733-6532



**COLDWELL BANKER
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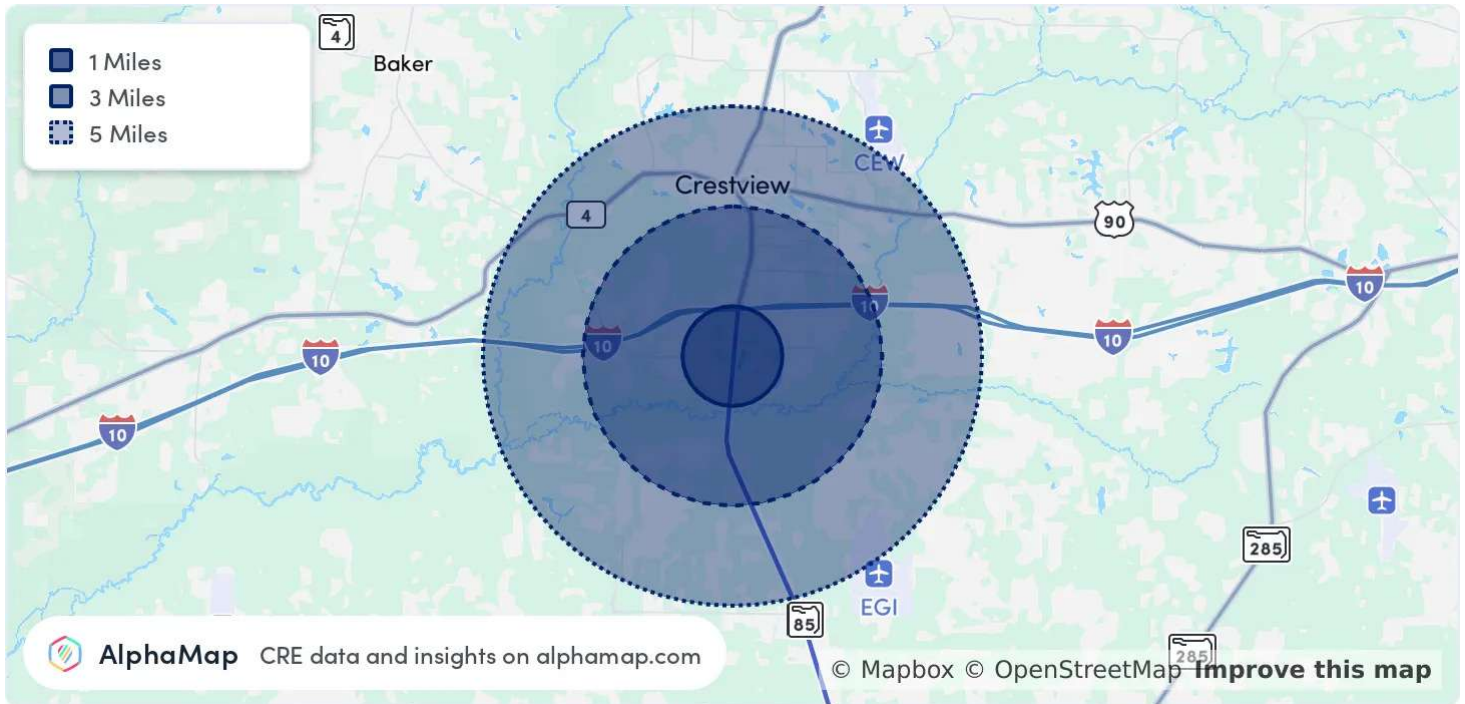


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,093	24,322	41,475
Average Age	35	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	37	37

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,175	8,444	14,524
Persons per HH	2.8	2.9	2.9
Average HH Income	\$99,638	\$95,011	\$89,337
Average House Value	\$310,405	\$314,893	\$308,132
Per Capita Income	\$35,585	\$32,762	\$30,805

Map and demographics data derived from AlphaMap

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