

# LEASE

## AVAILABLE RETAIL

2500 S Ferdon Blvd Crestview, FL 32536



### PROPERTY DESCRIPTION

Retail Space Available on S Ferdon Blvd in Crestview FL. Open space with 12 ft ceiling heights and two separate entrances into the space, including a double door access. Interior space includes 2 large open spaces with 6 offices, private restroom, breakroom and 2 public restrooms. Located less than 1 mile north of the I-10 corridor in Crestview FL on the southbound side of Ferdon Blvd. with an AADT of 48,000 on S. Ferdon Blvd. Demographics within a 5-mile radius include a Total Population of 49,257 and an Average Household Income of \$92,260.00. On-site parking includes shared use between the tenants of 47 spaces and a pylon sign for tenant signage on Ferdon Blvd. Additional space is available in adjoining unit.

### PROPERTY HIGHLIGHTS

- 12 Ft Ceiling Heights. 2 Retail Store Entrances. Private Restroom and Breakroom. AADT 48,000 on S. Ferdon Blvd. 47 Parking Spaces. Pylon Sign.

### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
NNN Rate:	\$4.61 SF/yr
Available SF:	4,800 SF
Lot Size:	63,607 SF
Building Size:	12,273 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,485	12,035	17,397
Total Population	4,006	33,166	49,257
Average HH Income	\$84,593	\$86,907	\$92,260

**Melissa Glyptis Simpson**  
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# FLOORPLAN

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# PHOTOS

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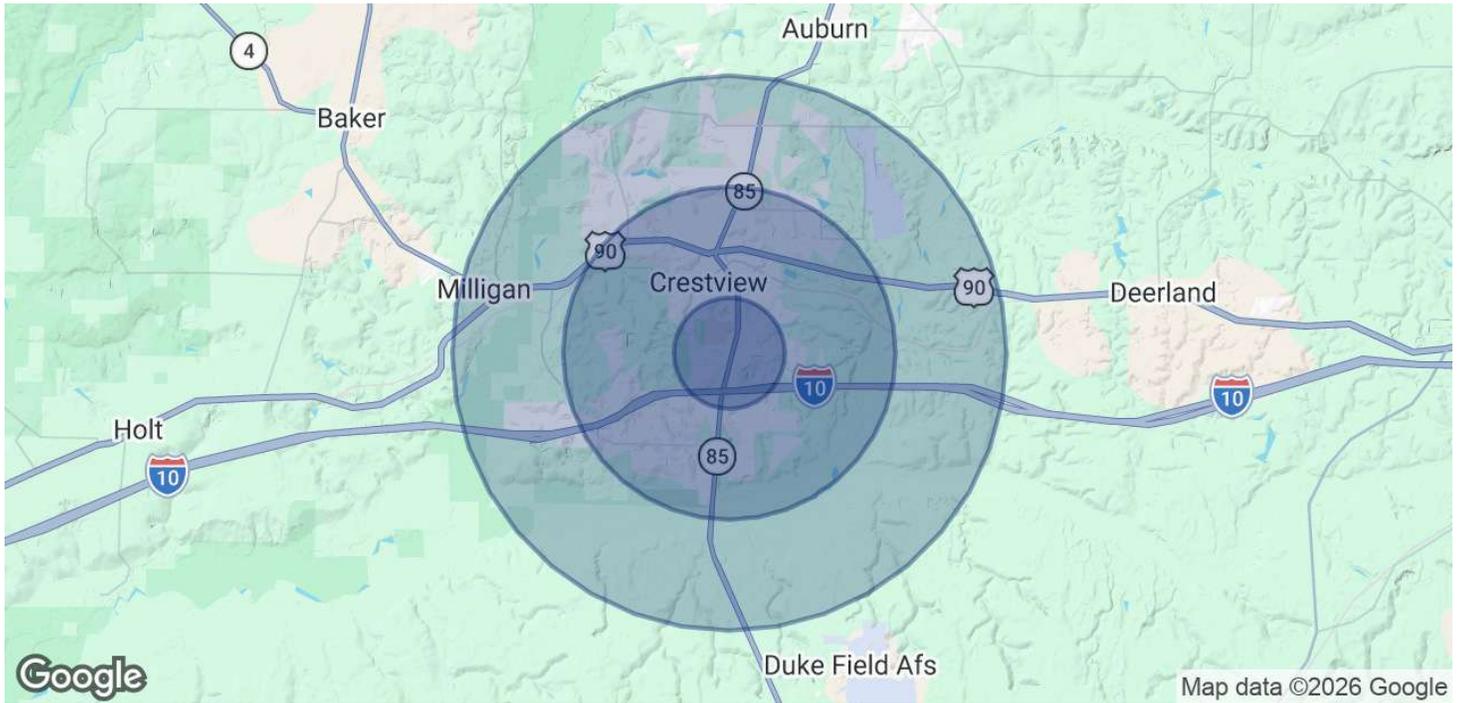


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## DEMOGRAPHICS

2500 S Ferdon Blvd Crestview, FL 32536



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,006	33,166	49,257
Average Age	37	36	37
Average Age (Male)	35	35	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,485	12,035	17,397
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$84,593	\$86,907	\$92,260
Average House Value	\$296,007	\$295,146	\$312,089

Demographics data derived from AlphaMap

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