

SALE

252 N FERDON BLVD

252 N Ferdon Blvd Crestview, FL 32536



PROPERTY DESCRIPTION

Income Producing, Freestanding Restaurant Available for Sale in Crestview, FL. 2400 SF with 2 restrooms, grease trap, and hood with fire suppression. This corner parcel is located on the south bound side of Ferdon Blvd with 2 curb cuts and full median cut across Ferdon Blvd. 16 dedicated parking spaces and pylon sign. FDOT reports an AADT of 41,500. The intersection of US Hwy 90 and Ferdon Blvd is 0.02 north and Interstate 10 only 2.4 miles to the south of this location. 5 mile demographics include a Total Population of 51,191 and an Average House Hold Income of \$93,810.

PROPERTY HIGHLIGHTS

- Freestanding. 16 Dedicated Parking Spaces w/open Downtown Parking. Pylon Sign. Corner Lot. 41,500 AADT.

OFFERING SUMMARY

Sale Price:	\$479,000
Lot Size:	0.48 Acres
Building Size:	2,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,080	10,951	18,476
Total Population	5,902	30,017	51,191
Average HH Income	\$67,183	\$83,046	\$93,810

Melissa Glyptis Simpson
(850) 733-6532

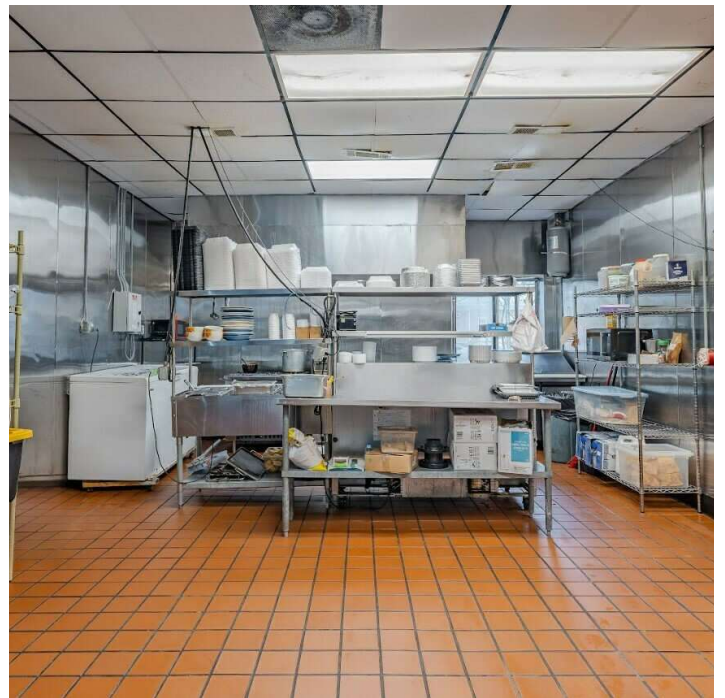
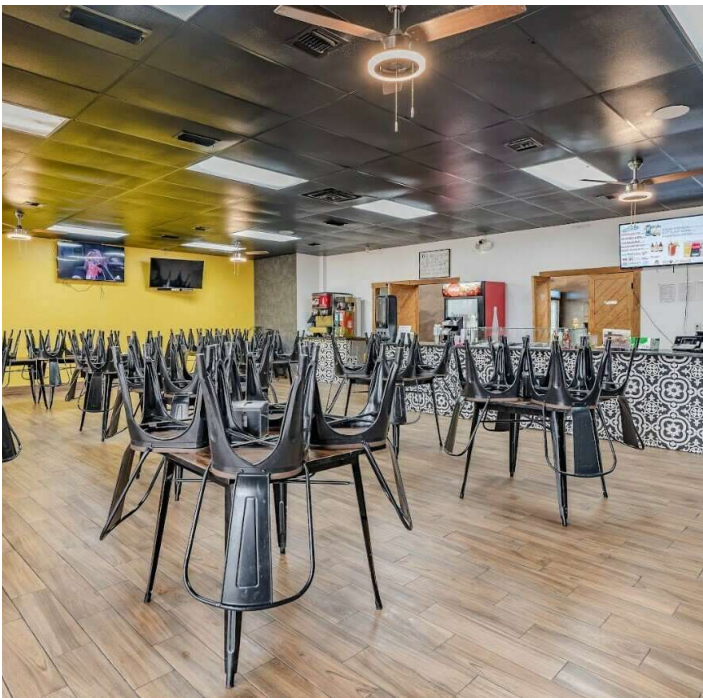


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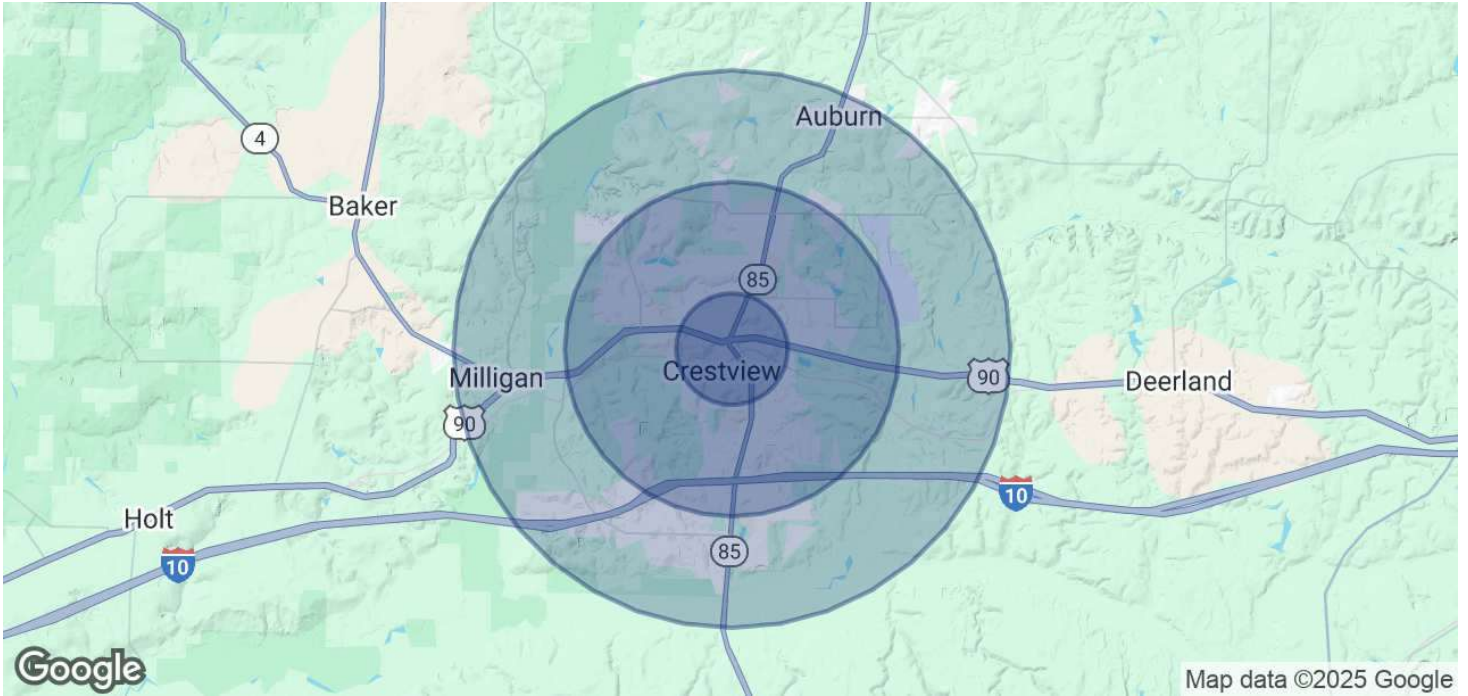


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,902	30,017	51,191
Average Age	37	37	37
Average Age (Male)	35	36	36
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,080	10,951	18,476
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$67,183	\$83,046	\$93,810
Average House Value	\$239,468	\$298,688	\$311,546

Demographics data derived from AlphaMap

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