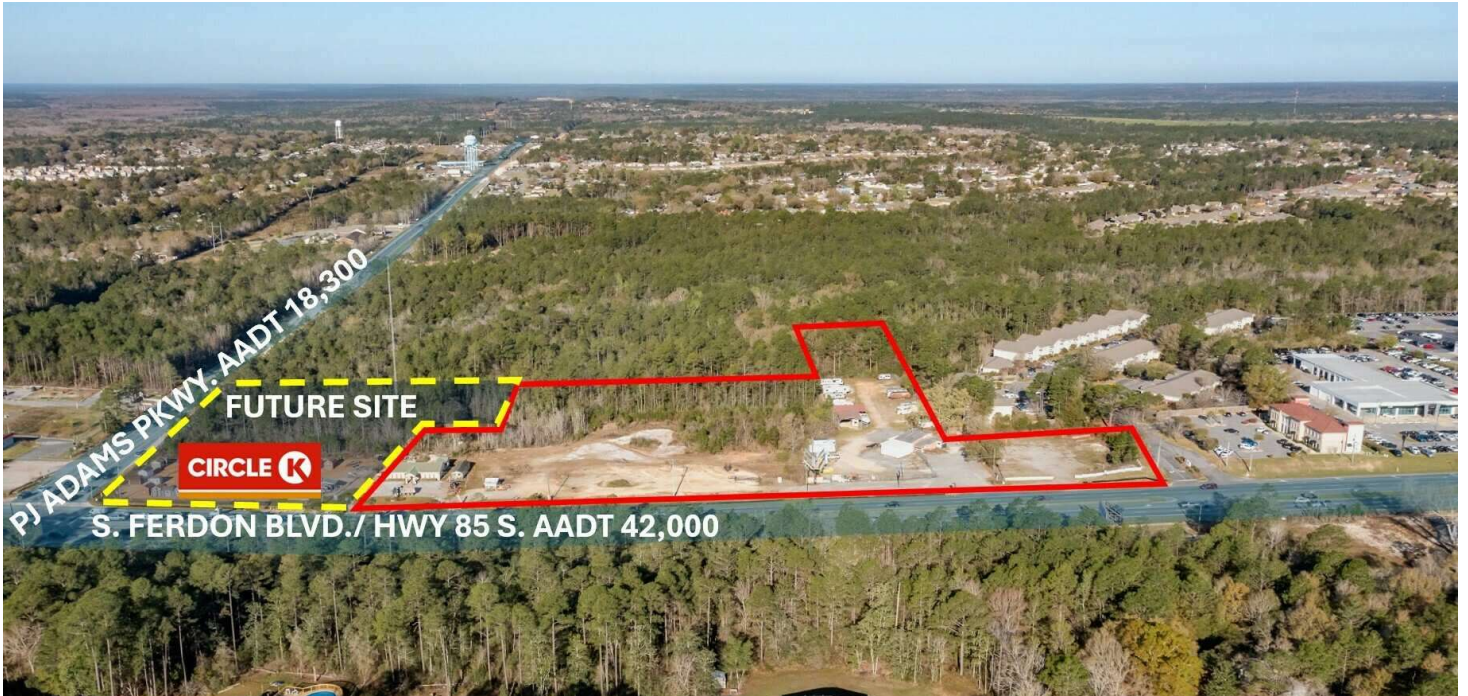


SALE

4840 S. FERDON BLVD
4840 S. Ferdon Blvd Crestview, FL 32536



PROPERTY DESCRIPTION

+/-6.69 Acres located at the intersection of Hwy 85 and PJ Adams with Lighted Hard Corner being anchored by Circle K. Crestview is the largest City in the FWB-Crestview-Destin Metro Statistical Area and is located One Mile South of I-10 with a combined traffic hit count of 60,300 at the intersection of (SR 85 & PJ Adams) of this C-2 zoned development site. 919th Special Operation Wing is located 6 miles South and Bob Sikes Airport is 7.5 miles North East. Located at the PJ Adams Pkwy Four Lane/New I-10 Interchange Project; opening ~300 acres within the City of Crestview for commercial economic development and 1,800 acres for residential development. Current AADT on PJ Adams is 18,300 and AADT on S. Ferdon Blvd (SR 85) is 42,000. Demographics within a 5 mile radius include a Total Population of 42,243 and an Average Household Income of \$89,555.

PROPERTY HIGHLIGHTS

- AADT 60,300 Combined. One mile south of I-10, Duke Field 6 miles south and Bob Sikes Airport is 7.5 miles north east. Hwy 85 Median Cut on the North West Corner on Hwy 85/Riverwood Dr

OFFERING SUMMARY

Sale Price:	\$6,000,000
Lot Size:	+/-6.69 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,380	8,721	14,782
Total Population	6,645	25,048	42,243
Average HH Income	\$99,454	\$94,854	\$89,555

Melissa Glyptis Simpson
(850) 733-6532

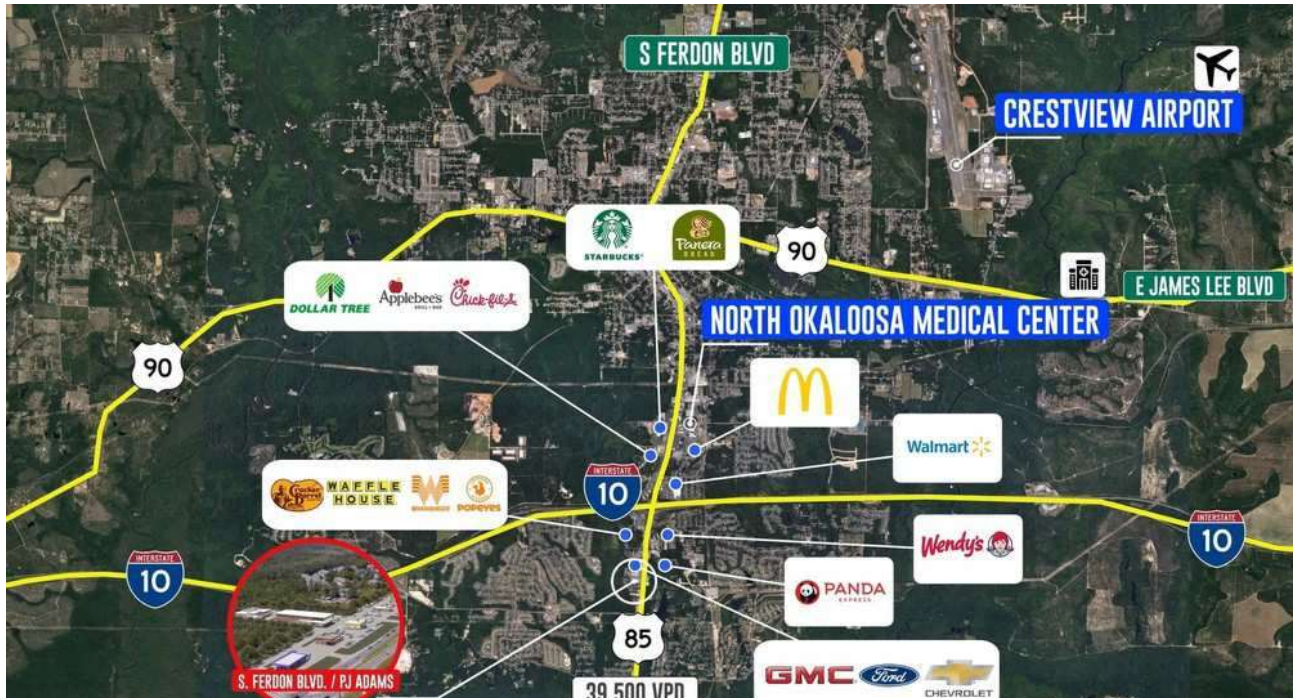


**COLDWELL BANKER
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REALTY

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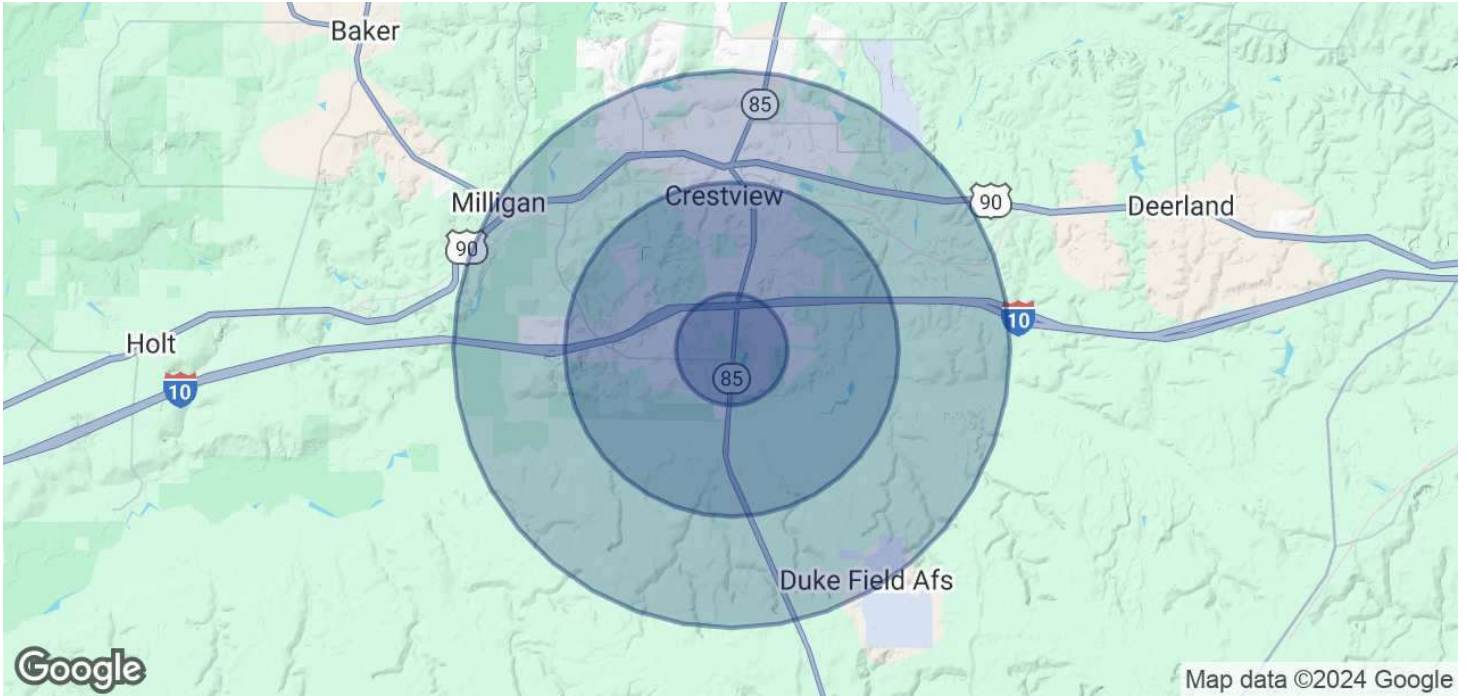


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,645	25,048	42,243
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	2,380	8,721	14,782
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$99,454	\$94,854	\$89,555
Average House Value	\$312,566	\$315,659	\$310,408

Demographics data derived from AlphaMap

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