

Walmart Anchored Retail Center - Endcap Space Available

3381 S Ferdon Blvd, Crestview, FL 32536

**BERKSHIRE HATHAWAY
COMMERCIAL**
PenFed Realty

Listing ID: 30627353
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Retail-Pad, Street Retail
Contiguous Space: 1,761 SF
Total Available: 1,761 SF
Lease Rate: \$25 PSF (Annual)
Base Monthly Rent: \$3,668
Lease Type: NNN



Overview/Comments

Excellent opportunity to lease the 1,761 SF endcap space at the Walmart anchored shadow center in Crestview, FL. The strip center is ideally located in the heart of one of the fastest growing MSA's in Florida. The center is adjacent to a top performing Walmart Supercenter and is conveniently located off the region's dominant commercial corridor on Ferdon Blvd & I-10. Ferdon Boulevard (SR-85; 49,500 cpd) and Interstate 10 (29,093 cpd), have combined traffic counts of 78,593 cars per day and is the main connector to Eglin Air Force Base and Destin. The center is supported by stable national tenancy and an excellent co-tenant mix to appeal to the demographic base. Tenants include Supercuts, Sally Beauty, Gamestop, Covenant Care, and Hunan Restaurant. Recent updates to the center include a new roof and upgraded LED exterior building/parking lighting.

Highlights:

Prime retail strip center adjacent to a top performing Walmart Supercenter

Located in one of Florida's fastest growing MSA's and the region's dominant commercial corridor

Excellent co-tenancy with stable national tenants

Located off Ferdon Blvd & I-10 with a combined 78,593 cars per day

Stable employment located less than 17 miles from the largest Air Force Base

More Information Online

<https://www.gulfcoastcmls.com//listing/30627353>

QR Code

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General Information

Tax ID/APN: 29-3N-23-0000-0025-009A
Retail-Commercial Type: Retail-Pad, Street Retail
Zoning: C-1 COMMERCIAL DISTRICT
Building Name: Retail Strip Center I Walmart Anchored

Gross Building Area: 12,651 SF
Building/Unit Size (RSF): 12,651 SF
Land Area: 1.27 Acres

Available Space

Suite/Unit Number: 1
Space Available: 1,761 SF
Minimum Divisible: 1,761 SF
Maximum Contiguous: 1,761 SF
Space Subcategory 1: Strip Center

Space Subcategory 2: Net Leased
Space Type: Relet
Date Available: 07/01/2020
Lease Rate: \$25 PSF (Annual)
Lease Type: NNN

Area & Location

Retail Clientele:	General, Family, Business, Tourist	Largest Nearby Street:	Ferdon Blvd SR-85; 49,500 cpd
Property Located Between:	I-10 & Ferdon Blvd	Traffic/Vehicle Count:	49,500
Property Visibility:	Excellent		

Area Description The Crestview MSA encompasses Okaloosa County and Walton County, and is located in the Florida Panhandle. With a population of nearly 270,000, the Crestview MSA is one of the fastest growing MSAs in Florida, having grown over 25% since 2000. Driven by Florida's leading economy, the Crestview MSA is expected to continue to outpace the state and national average over the next five years with projected growth of more than 7.9%. The world's largest air force base, Eglin Air Force Base, is located less than 25 miles south from the subject site. Eglin Air Force Base has a rapidly growing base population with approximately 38,000 personnel, and will continue to support the retail concentration in Crestview. The complex supports 72,000 jobs worth \$835 million in salaries. National retailers and restaurants in Crestview include Walmart, Publix, Staples, Lowe's, At&t, Bealls Outlet, Wendy's, Popeye's Zaxby's, Hardee's, Whataburger, Firehouse Subs, Popeye's, Chic-Fil-A, Taco Bell, Starbucks, Dunkin' Donuts, Panera Bread, Arby's, McDonald's, and Jimmy John's.

Building Related

Tenancy:	Multiple Tenants	Year Renovated:	2019
Total Number of Buildings:	1	Total Parking Spaces:	62
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Excellent	Passenger Elevators:	0
Year Built:	2005	Freight Elevators:	0

Location

Address:	3381 S Ferdon Blvd, Crestview, FL 32536
County:	Okaloosa
MSA:	Crestview-Fort Walton Beach-Destin



Property Images



Aerial



Aerial



Aerial



Aerial

Property Contacts



Harry Bell

Berkshire Hathaway PenFed Realty Commercial
harry.bell@penfedrealty.com