

# EXECUTIVE SUMMARY

• 3802 S Ferdon Blvd S Crestview, FL 32536



## OFFERING SUMMARY

**Available SF:** 1,200 SF

**Lease Rate:** \$16.00 SF/yr  
(\$4.00/sf NNN)

**Lot Size:** 1.35 Acres

**Building Size:** 6,004 SF

**Zoning:** C-2

## PROPERTY OVERVIEW

End-cap with a drive-through next to convenience store.  
Same plaza as Tropical Smoothie Cafe  
Great visibility with easy access

## LOCATION OVERVIEW

Great location on Ferdon Blvd (SR-85)  
0.2 miles from the I-10 exit

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# ADDITIONAL PHOTOS

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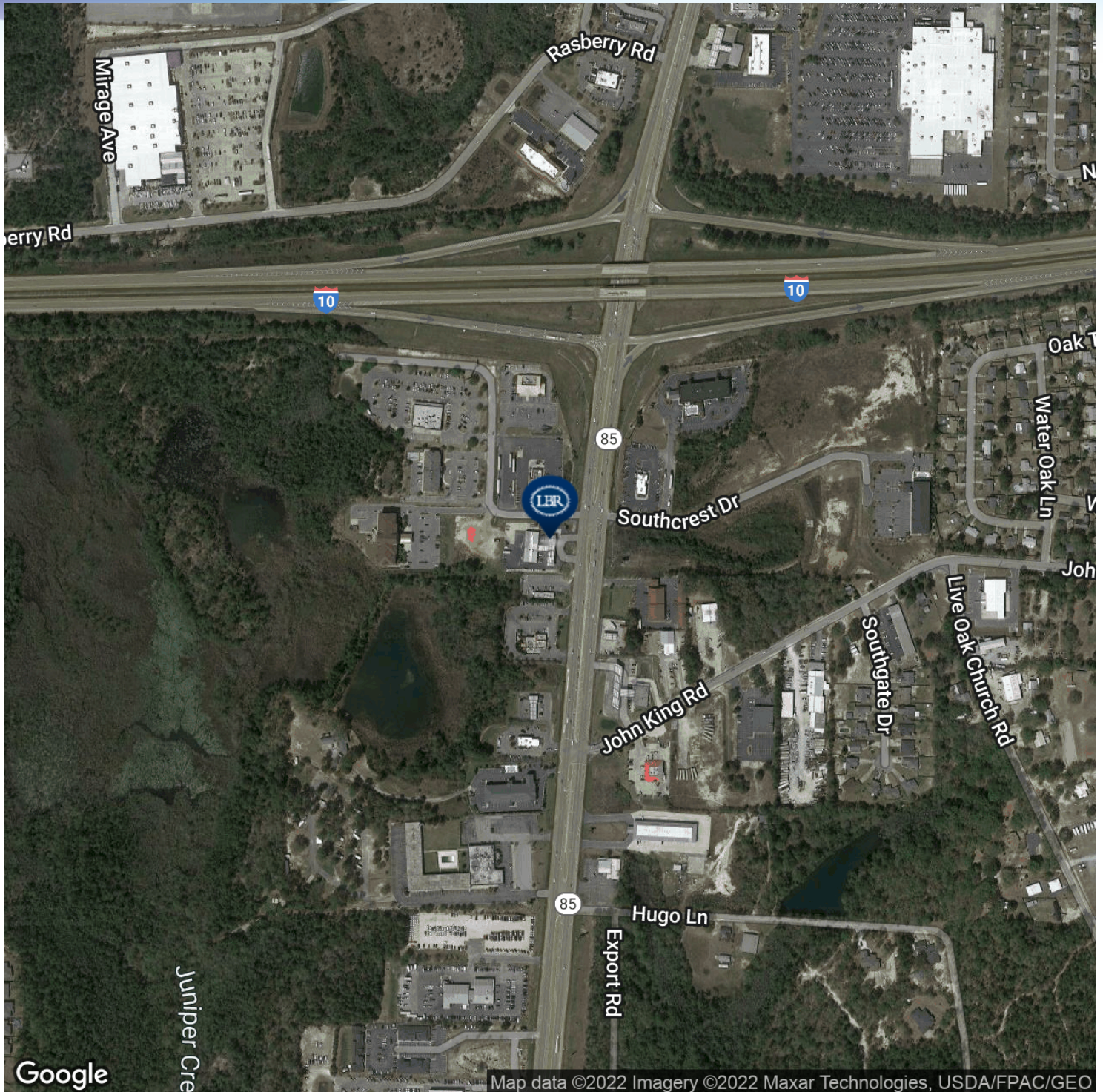
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# LOCATION MAP

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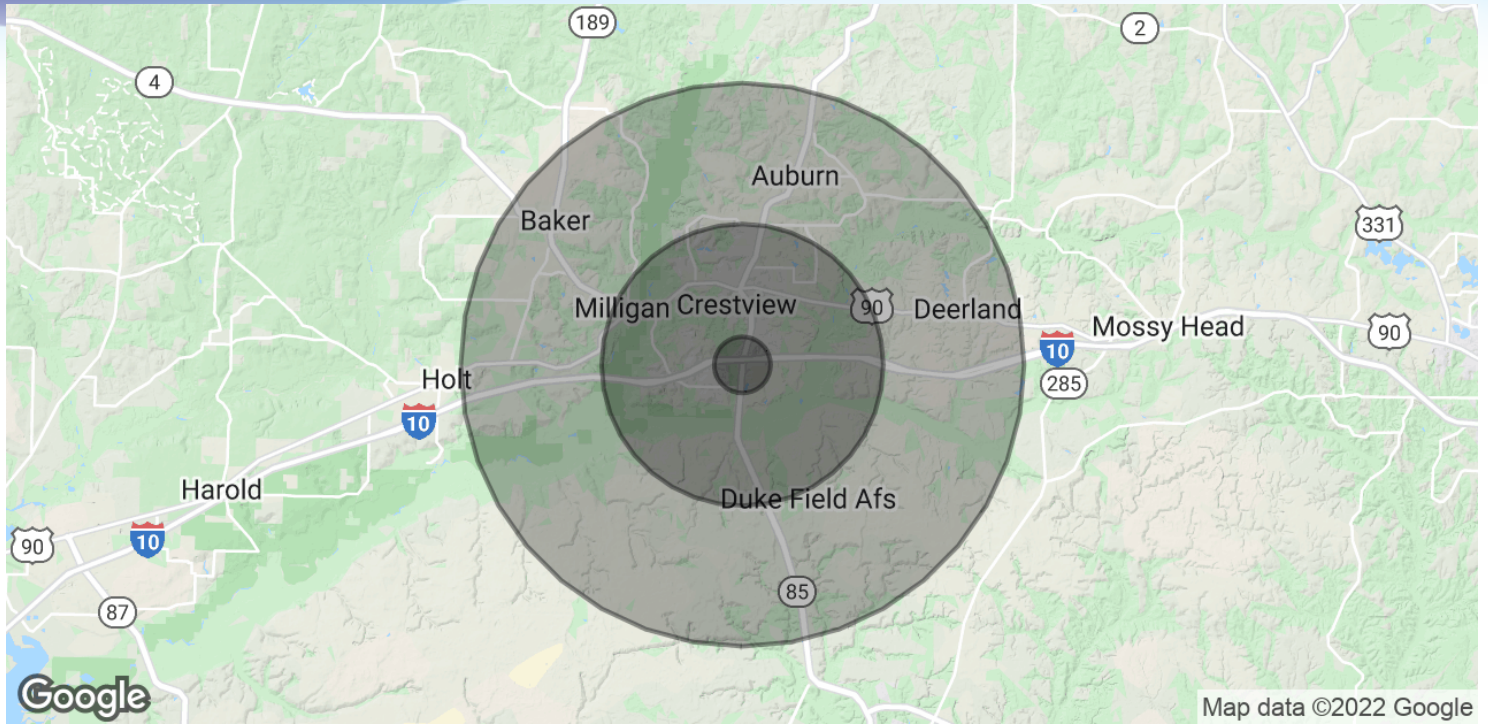
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,170	33,757	50,270
Average Age	33.4	33.1	34.4
Average Age (Male)	34.3	33.4	34.6
Average Age (Female)	31.7	32.7	34.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	825	12,594	18,577
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$64,904	\$61,286	\$61,646
Average House Value	\$199,950	\$197,819	\$198,469

\* Demographic data derived from 2010 US Census

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