

OUT PARCEL AVAILABLE IN CRESTVIEW

Crestview Corners | 2493 South Ferdon Boulevard | Crestview, Florida



- Shopping Center anchored by Ashley Furniture, Beall's Outlet, and Big Lots
- Area Retailers include Staples, Starbucks, Walmart Supercenter, Panera Bread, Dunkin Donuts and Publix Grocery Store
- Located approximately ½ mi north of Intersection of I-10 and S. Ferdon Blvd.
- ±13,755 SF out parcel fronting S. Ferdon Blvd., buildable up to ±4,000 SF
- Traffic Counts in front of site are 46,000 cars per day as of 2019
- Ideal for retail or restaurant location
- Build-to-Suit or Ground Lease Available
- Inquire with Broker for pricing

Retail out parcel available in Crestview Corners in Crestview, Florida. Located approximately half a mile north of the intersection of I-10 and South Ferdon Boulevard, traffic counts at the site are 46,000 as of 2019. Crestview Corners boasts an ideal retail location with co-tenants including Ashley Furniture, Beall's Outlet, Big Lots, Cato, and Hibbett. Property has amazing visibility, ease of access, and is in close proximity to North Okaloosa Medical Center, Walmart Supercenter, Lowe's, Chick-Fil-A, McDonald's, Burger King, Applebee's and many others.

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SUMMARY INFORMATION

Out Parcel Size:	±13,755 SF / ±0.32 AC
Available Space:	Up to ±4,000 SF
Curb Cuts:	3 on Highway 85
2018 Traffic Counts:	46,000 VPD on Highway 85
Zoning:	C-1, City of Crestview
Anchor Tenants:	Ashley Furniture, Beall's Outlet, Big Lots, Cato, and Hibbett Sports
Terms:	Available for Build-to-Suit or Ground Lease
Pricing:	Inquire with Broker

CRESTVIEW MARKET INFO

Crestview, Florida is the County Seat of Okaloosa County. Crestview is a principal city of the Fort Walton Beach-Crestview-Destin Metropolitan Statistical Area. The city is known as the "Hub City" of Northwest Florida, due to the convergence of Interstate 10, State Road 85, U.S. Highway 90, the CSX railroad, and the Yellow River and Shoal River in or near the city.

Crestview is one of Florida's fastest growing cities, with residential developments, shopping, and land area to grow. Crestview and Okaloosa County is home to Eglin AFB, one of the largest military bases in the world. All five branches of the military have a connection to Eglin AFB and the Emerald Coast. As part of the 2005 Base Realignment and Closure round, Crestview experienced further population growth as the U.S. Army's 7th Special Forces Group relocated from Fort Bragg, TO approximately six miles south of the city. It has, as of July 2007, become the largest city in Okaloosa County.

The economy of Crestview employs 8.86k people. Crestview boasts average hourly earnings at \$21.23, which is the 3rd highest in the area. Crestview has seen the job market increase by 4.2% over the last year. Future job growth over the next ten years is predicted to be 46.2%, which is much higher than the US average of 33.5%. Crestview has an unemployment rate of just 2.8%, compared to the US average of 3.9%.

Site Plan of Shopping Center

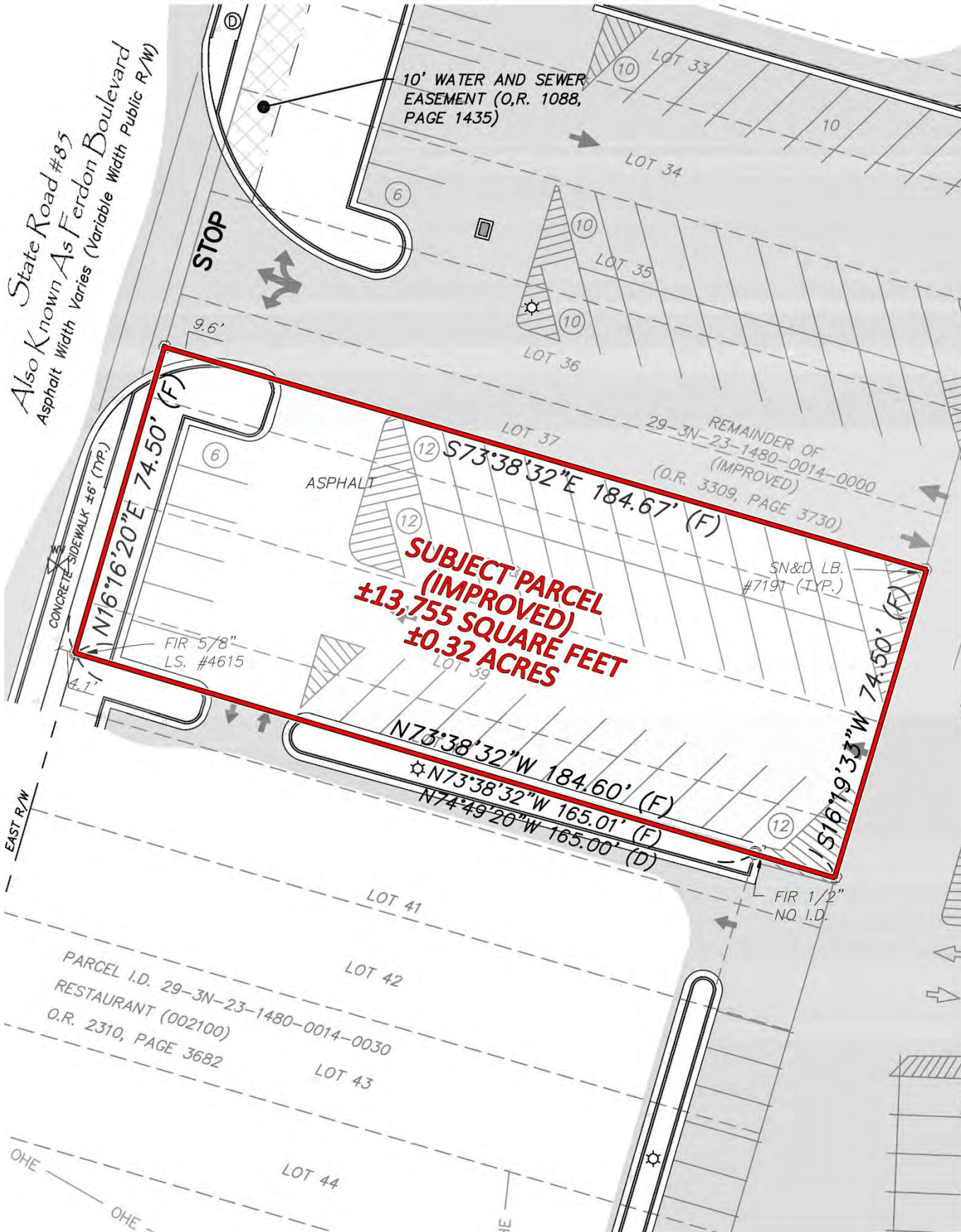
OUT PARCEL IN CRESTVIEW CORNERS | 2493 SOUTH FERDON BLVD | CRESTVIEW, FLORIDA

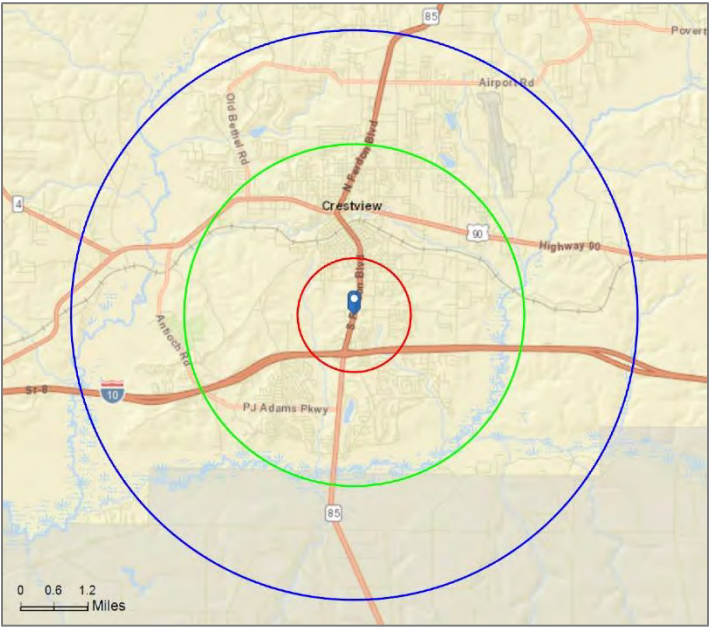
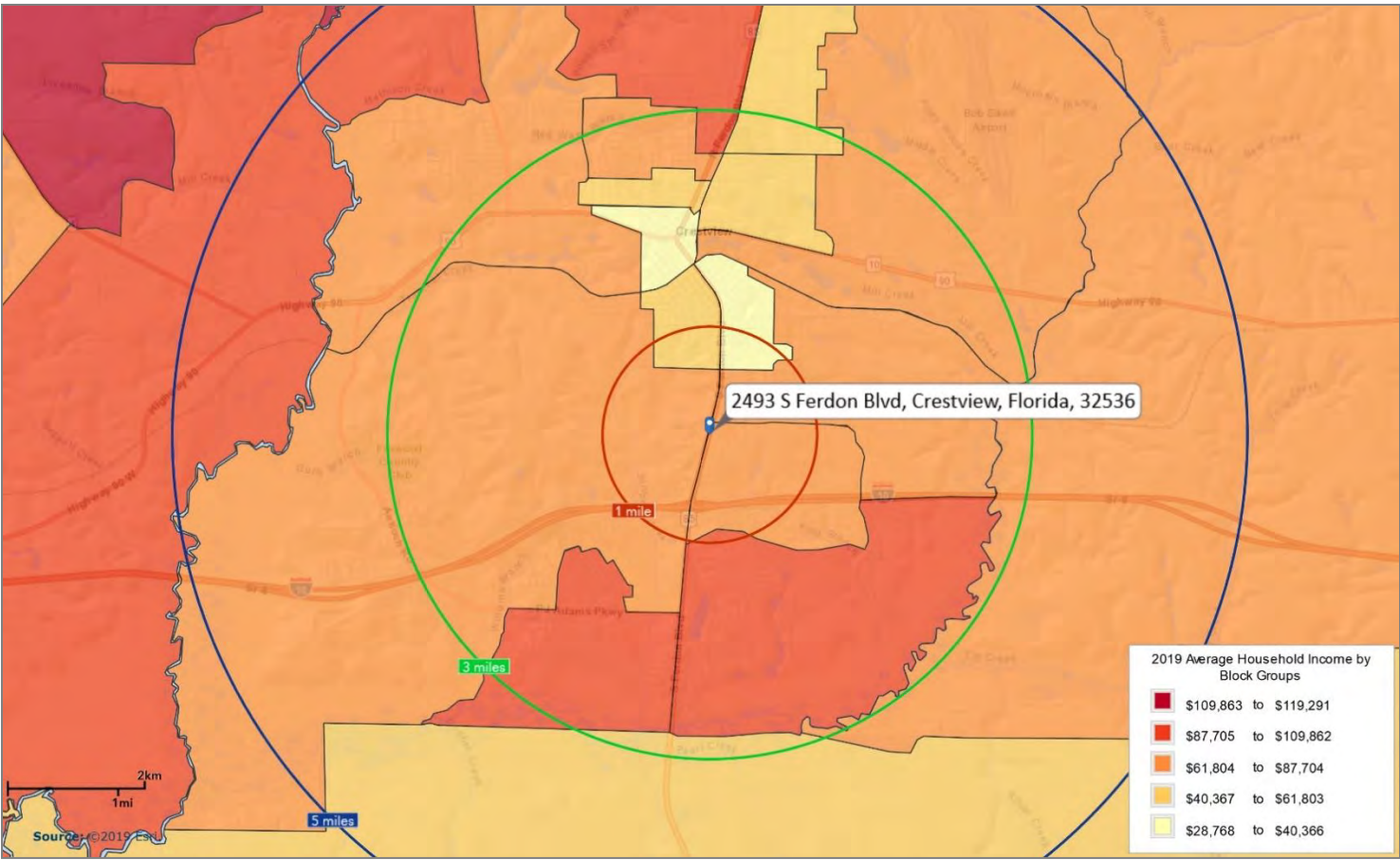




GRAPHIC SCALE

1" = 30'





2019 Demographics	1 Mile	3 Miles	5 Miles
Population	4,290	28,859	41,214
Median Age	35.8	35.0	35.9
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2019-2024	1.48%	1.51%	1.52%
Daytime Population	7,835	29,538	40,733

Housing & Value	1 Mile	3 Miles	5 Miles
Owner-Occupied Houses	47.3%	53.5%	56.8%
Renter-Occupied Houses	36.6%	32.2%	30.2%
Average House Value	\$196,160	\$224,236	\$246,661

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,651	10,650	14,539
Average Household Size	2.52	2.64	2.75
Average Household Income	\$70,714	\$76,843	\$78,639