

BELLCORE

COMMERCIAL



CRESTVIEW CENTER

3301 FERDON BLVD S, CRESTVIEW, FL 32536



PROPERTY DESCRIPTION

Excellent location and retail space available for lease on the high trafficked US 85. The property has incredible exposure and visibility off of US 85 & I-10, which experiences over 46,500 vehicles per day. There is 1,600 SF available for lease in the free-standing building. The property is directly next to the brand new Jimmy John's and in front of the busy Wal-Mart Supercenter.

PROPERTY HIGHLIGHTS

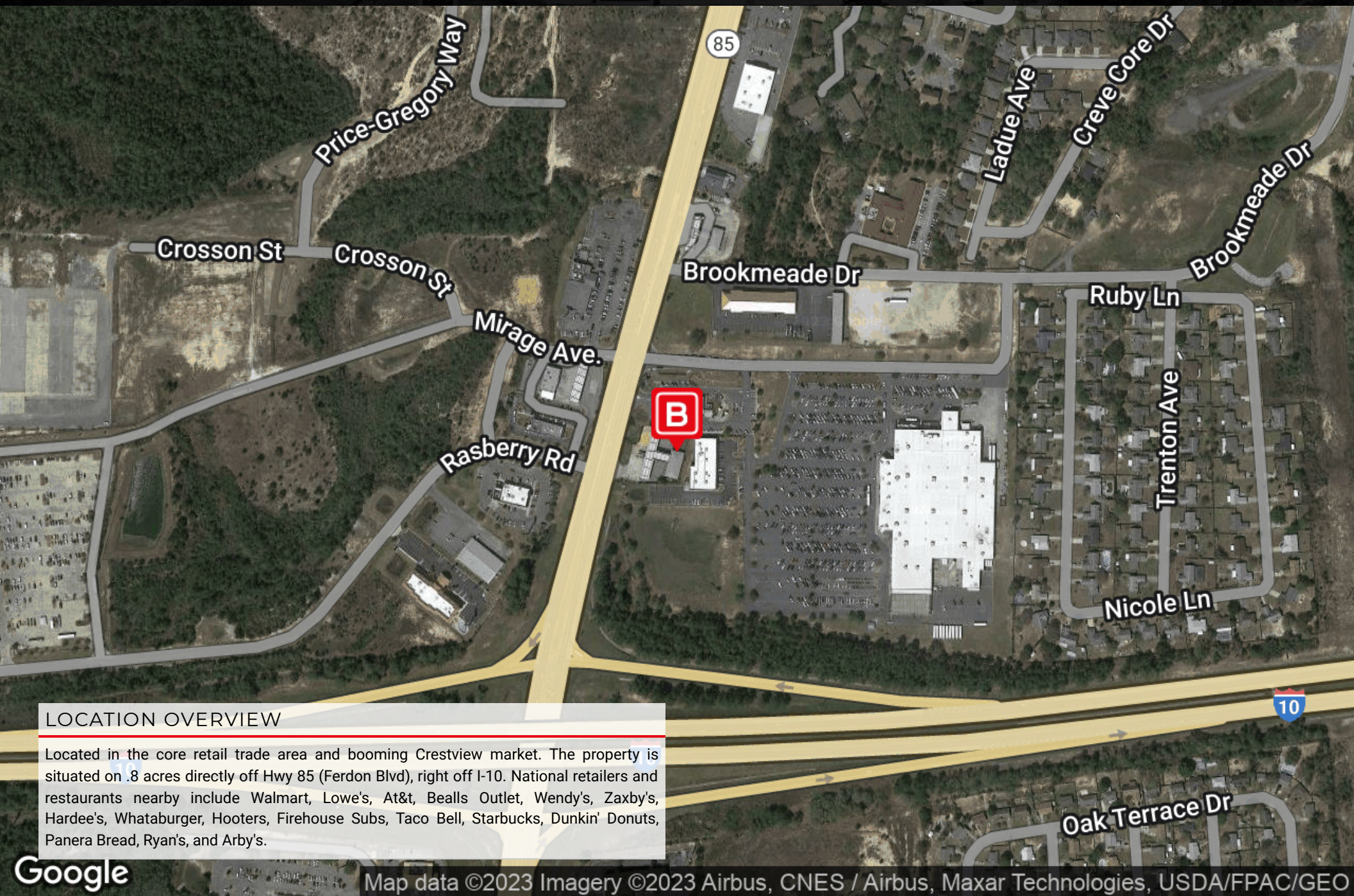
- 1,600 SF available
- Ideally located in front of the Walmart Supercenter and adjacent to the Jimmy John's
- Excellent location and visibility off US 85 (Ferdon Blvd)
- Traffic counts in excess of 46,500 VPD

OFFERING SUMMARY

Lease Rate	\$19.00 SF/yr (NNN)
Available SF	1,600 SF
APN	29-3N-23-0000-0025-0010
Zoning	COM
Property Type	Freestanding Retail Building
Traffic Count	46,500
Market	Crestview







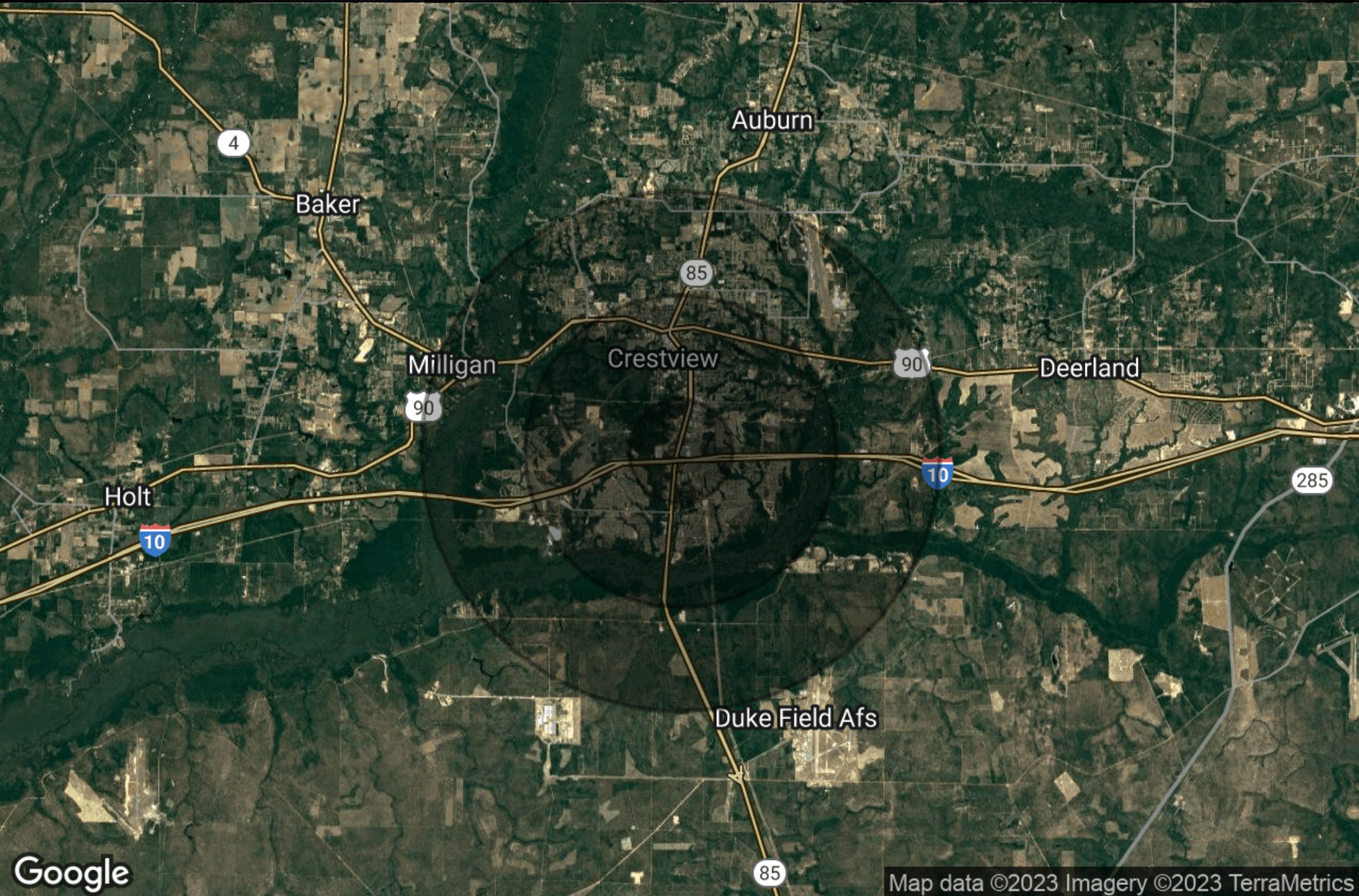
LOCATION OVERVIEW

Located in the core retail trade area and booming Crestview market. The property is situated on .8 acres directly off Hwy 85 (Ferdon Blvd), right off I-10. National retailers and restaurants nearby include Walmart, Lowe's, At&t, Bealls Outlet, Wendy's, Zaxby's, Hardee's, Whataburger, Hooters, Firehouse Subs, Taco Bell, Starbucks, Dunkin' Donuts, Panera Bread, Ryan's, and Arby's.

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CRESTVIEW, FL

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SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.7282/-86.5672

RS1

3301 S Ferdon Blvd

Crestview, FL 32536

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	3,816	29,217	42,949
	2026 Projected Population	4,384	32,650	47,860
	2010 Census Population	3,042	23,975	35,028
	2000 Census Population	2,356	17,935	25,973
	Projected Annual Growth 2021 to 2026	3.0%	2.3%	2.3%
	Historical Annual Growth 2000 to 2021	3.0%	3.0%	3.1%
	2021 Median Age	33.3	33.1	33.7
HOUSEHOLDS	2021 Estimated Households	1,312	10,550	15,692
	2026 Projected Households	1,452	11,365	16,837
	2010 Census Households	1,081	8,598	12,727
	2000 Census Households	825	6,305	9,311
	Projected Annual Growth 2021 to 2026	2.1%	1.5%	1.5%
	Historical Annual Growth 2000 to 2021	2.8%	3.2%	3.3%
RACE AND ETHNICITY	2021 Estimated White	74.7%	72.6%	74.0%
	2021 Estimated Black or African American	13.0%	16.2%	15.6%
	2021 Estimated Asian or Pacific Islander	4.4%	3.3%	2.9%
	2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2021 Estimated Other Races	7.4%	7.3%	6.9%
	2021 Estimated Hispanic	9.5%	9.1%	8.5%
INCOME	2021 Estimated Average Household Income	\$71,255	\$68,190	\$70,498
	2021 Estimated Median Household Income	\$72,563	\$66,839	\$67,128
	2021 Estimated Per Capita Income	\$24,619	\$25,097	\$26,120
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.0%	2.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.6%	7.3%	7.3%
	2021 Estimated High School Graduate	26.5%	28.9%	29.4%
	2021 Estimated Some College	24.3%	23.8%	24.6%
	2021 Estimated Associates Degree Only	16.0%	15.3%	13.6%
	2021 Estimated Bachelors Degree Only	18.3%	15.5%	15.6%
	2021 Estimated Graduate Degree	8.1%	7.1%	7.5%
BUSINESS	2021 Estimated Total Businesses	396	1,257	1,647
	2021 Estimated Total Employees	4,254	10,198	13,610
	2021 Estimated Employee Population per Business	10.7	8.1	8.3
	2021 Estimated Residential Population per Business	9.6	23.2	26.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**HARRY BELL JR.**

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

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