



PROPERTY DESCRIPTION

+/-1.4 Acre site adjoining the new Circle K Available for sale with additional acreage available upon need. Zoned C-2 within Okaloosa County with 200 feet of road frontage and combined AADT of 60,000 at the intersection of PJ Adams Pkwy and Ferdon Blvd/SR 85. Ingress/Egress and shared connectivity with corner parcel. 5- Mile Demographics include a Total Population of 37,580 and an Average Household Income of \$90,202.

Parcel ID 32-3N-23-0000-0055-0010 Parcel ID 32-3N-23-0000-0057-002B, Parcel ID 32-3N-23-0000-0055-001A

PROPERTY HIGHLIGHTS

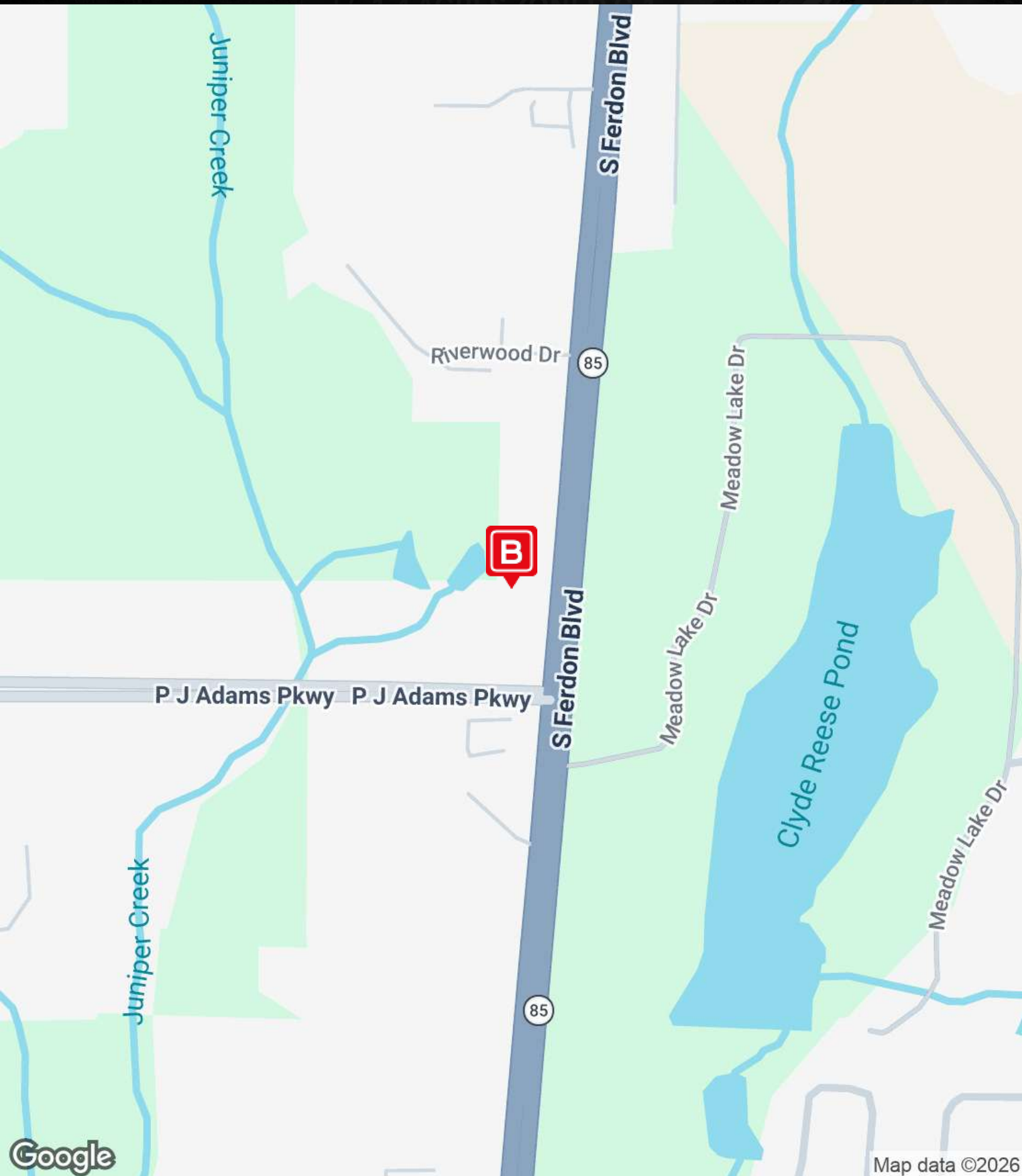
- 1.4 Acre Outparcel Available. S. Ferdon Blvd AADT of 41,000. Additional Acreage Can Be Obtained. 200 Ft of Road Frontage on S. Ferdon Blvd.

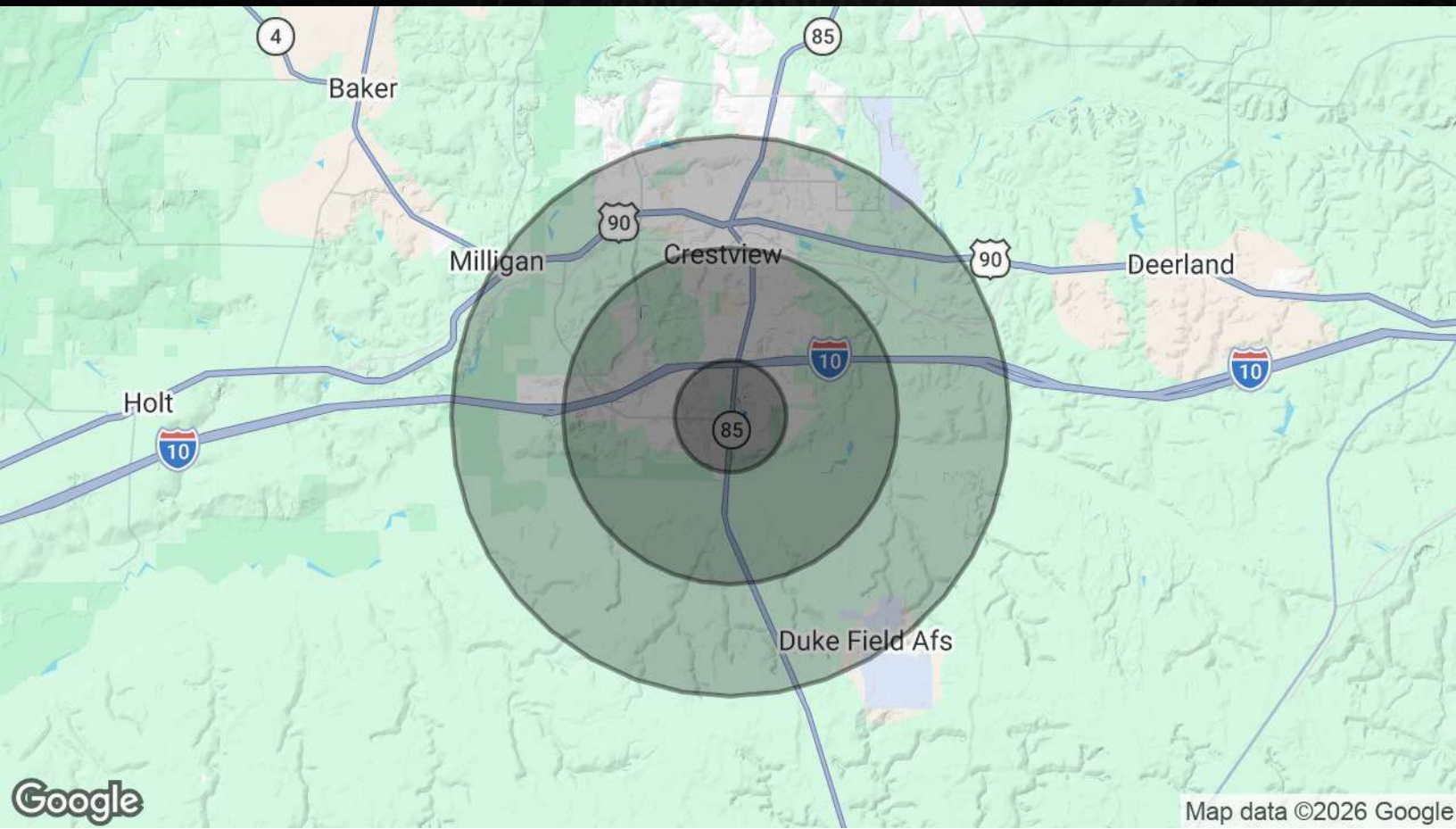
OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.4 Acres
Zoning	C2
Property Type	Land
Traffic Count	41,000

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,568	7,273	13,579
Total Population	4,568	19,256	37,580
Average HH Income	\$98,116	\$90,883	\$90,202





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,568	19,256	37,580
Average Age	32.2	33.9	33.7
Average Age (Male)	31.3	32.7	32.2
Average Age (Female)	36.0	36.9	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,568	7,273	13,579
# of Persons per HH	2.9	2.6	2.8
Average HH Income	\$98,116	\$90,883	\$90,202
Average House Value	\$308,266	\$285,648	\$273,068

2023 American Community Survey (ACS)