



PROPERTY DESCRIPTION

In-Line Units Available Northview Plaza, located on the North end of Crestview's busy SR 85/ Ferdon Blvd. with AADT of 30,000. The 70,068 square foot plaza includes Anchor Tenants Advantage Dental, Azteca Restaurant and Goodwill. The Plaza is located on a signalized corner with 6 entrances/exits, 196 Parking Spaces, and Pylon Sign. Total Population within a 5-mile radius is 47,127 with a Median Household Income of \$92,396.

PROPERTY HIGHLIGHTS

- AADT 30,000. Signalized Corner. Pylon Sign.

SPACES	LEASE RATE	SPACE SIZE
759B N. Ferdon Blvd.	\$14.00 SF/yr	1,390 SF
783 N. Ferdon Blvd	\$20.00 SF/yr	10,000 SF

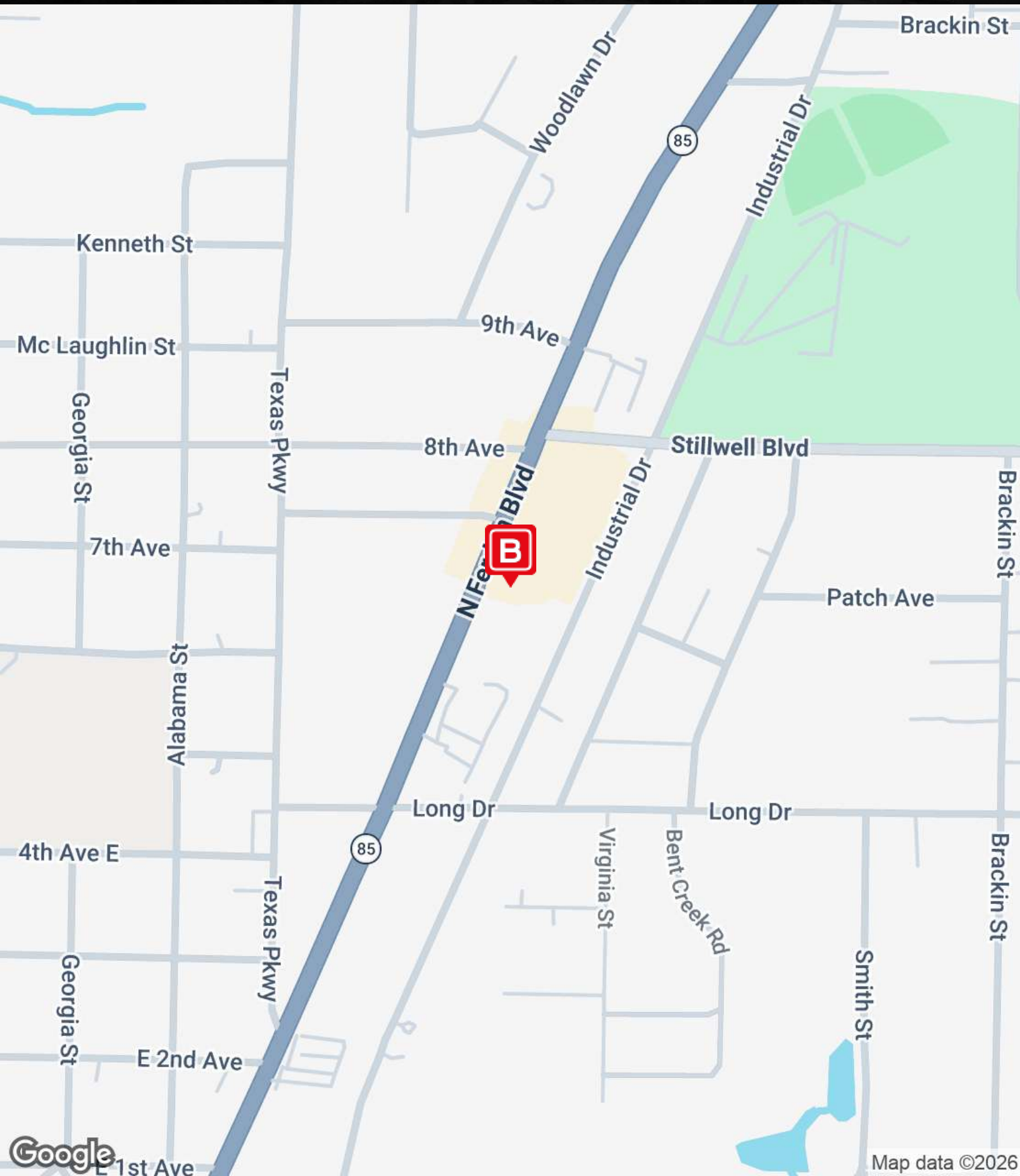
OFFERING SUMMARY

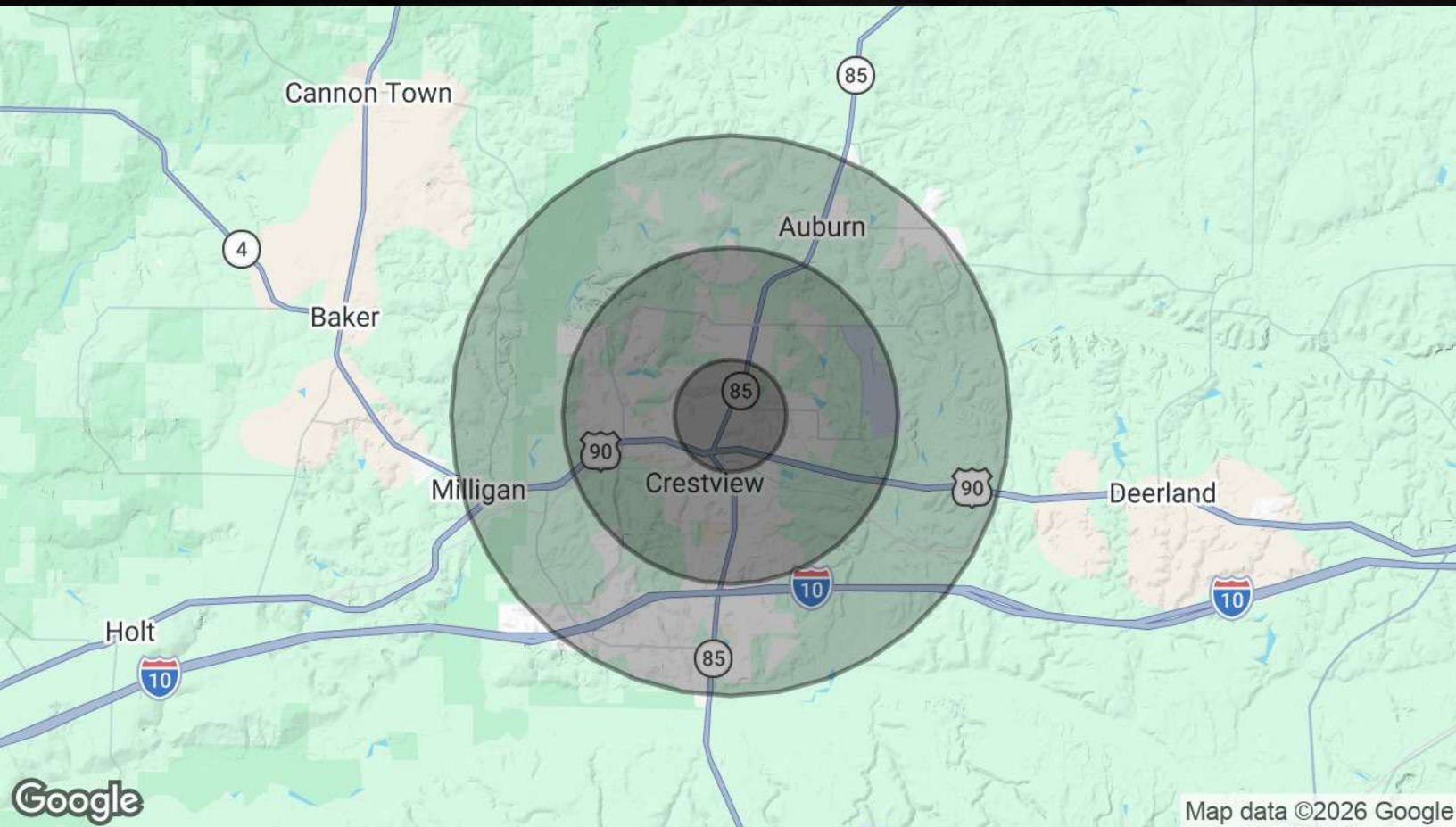
Lease Rate:	\$14 - 20 SF/yr (NNN)
NNN Rate:	\$2.93 SF/yr
Available SF:	1,390 - 10,000 SF
Lot Size:	4.1 Acres
Building Size:	70,068 SF
Zoning	C-2
Property Type	Retail
Traffic Count	30,000

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,945	8,992	16,841
Total Population	5,908	24,858	47,127
Average HH Income	\$66,317	\$85,185	\$92,396







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,908	24,858	47,127
Average Age	30.5	33.5	34.9
Average Age (Male)	30.5	32.8	33.7
Average Age (Female)	30.1	34.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,945	8,992	16,841
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$66,317	\$85,185	\$92,396
Average House Value	\$176,027	\$250,851	\$273,606

2023 American Community Survey (ACS)