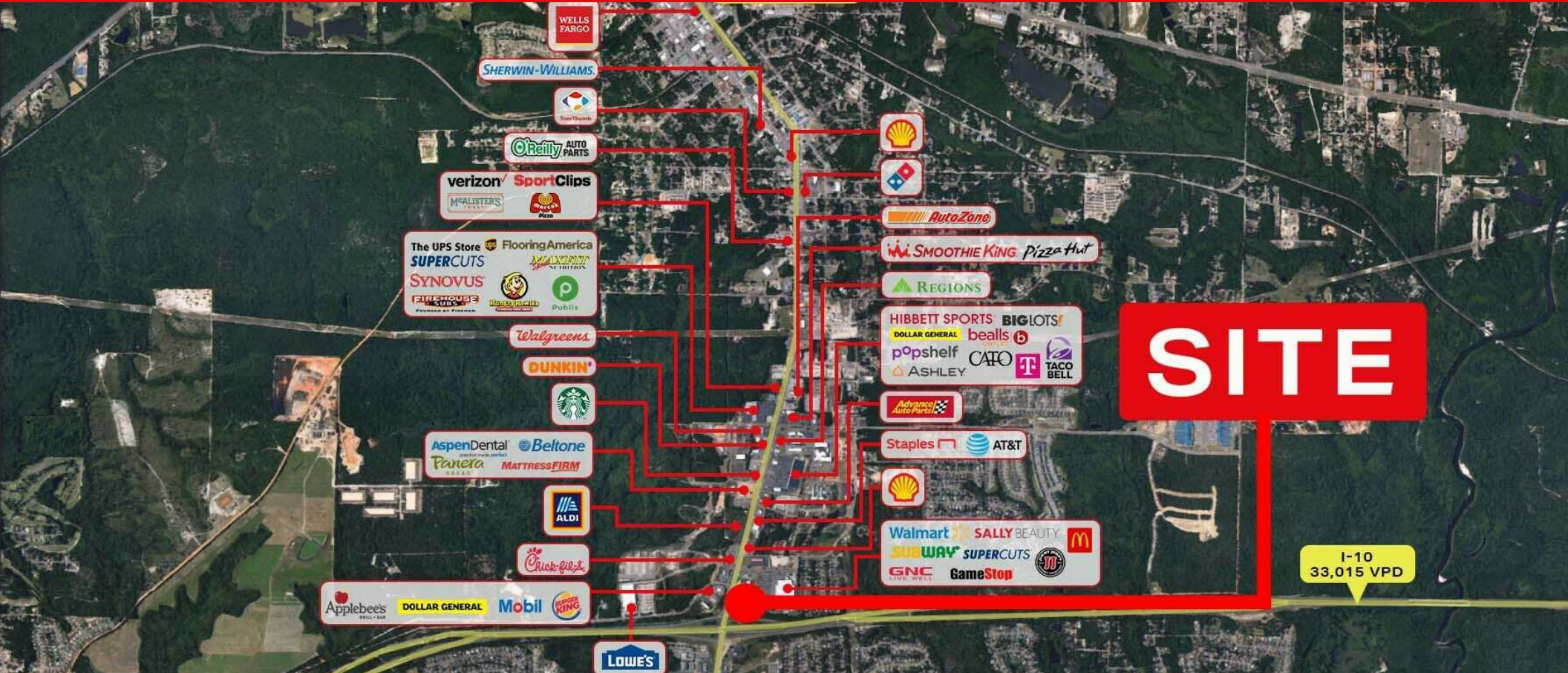


BELLCORE

COMMERCIAL



INVESTMENT MULTI-BUILDING PROPERTY FOR SALE

3301 SOUTH FERDON BOULEVARD, CRESTVIEW, FL 32536



PROPERTY DESCRIPTION

Investment Property For Sale. +/- 0.8-acre parcel zoned C-2. The property currently has a Single Tenant Free Standing Jimmy John's, a Co-Tenant Building (QQ Smoke Shop and a 1,600SF space), and a billboard on a month-to-month lease.

Nearby national retailers, including Aldi, Chipotle, Walmart, Publix, Mcdonald's, Starbucks, Panera Bread, Seven Brew, and Lowe's. It is on Hwy 85/S Ferdon Blvd, with high traffic counts of 44,000 AADT.

PROPERTY HIGHLIGHTS

- Zoned C-2
- +/- 0.8 Acres
- Multi-Building Property

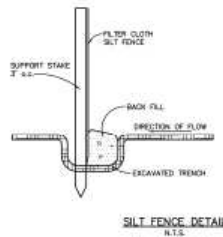
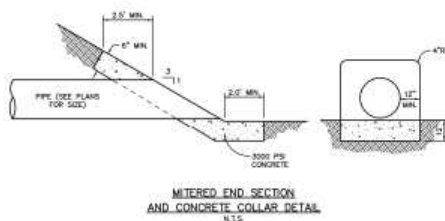
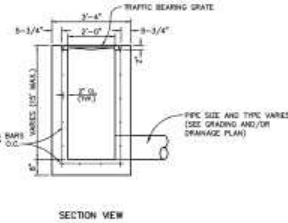
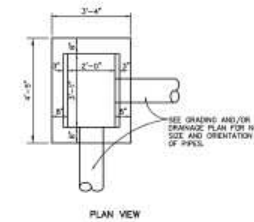
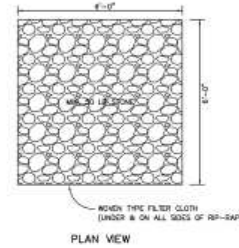
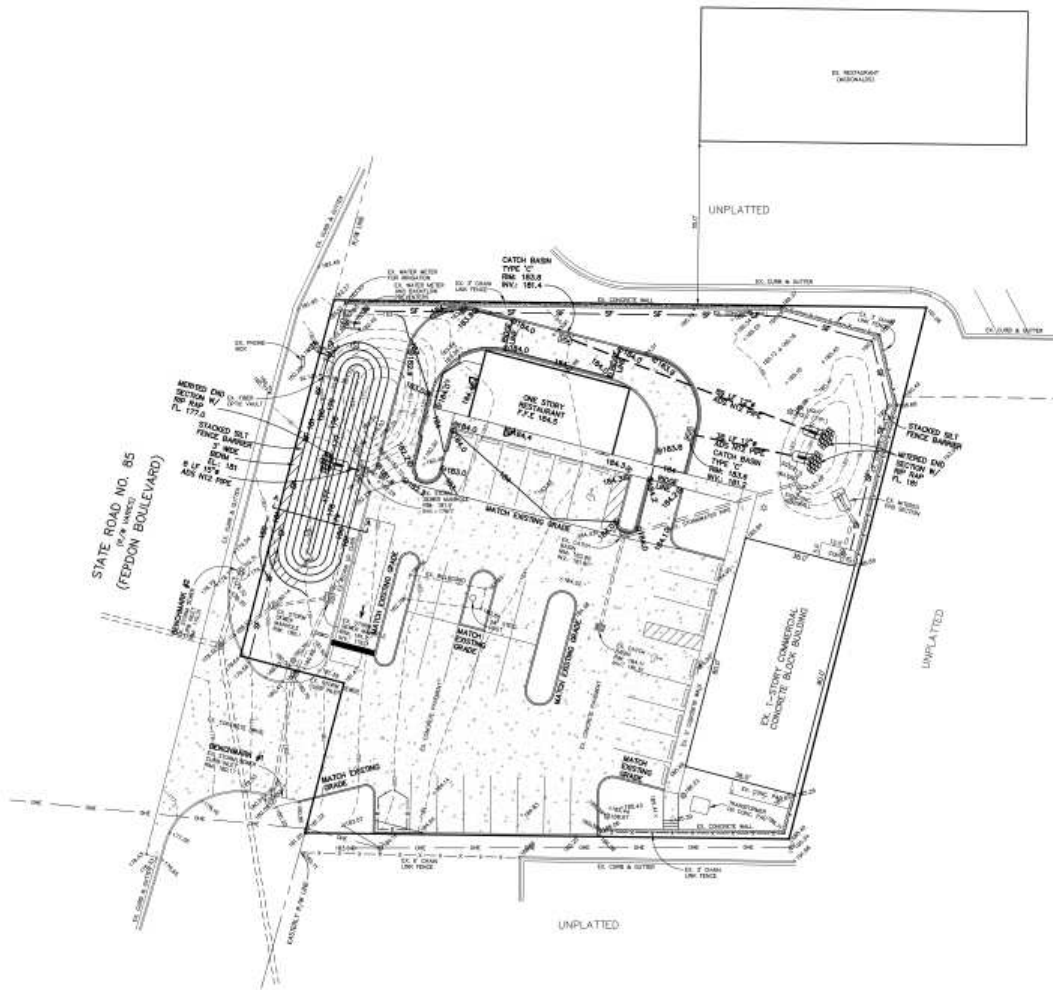
OFFERING SUMMARY

Sale Price:	\$1,394,000
Lot Size:	0.8 Acres
Building Size:	4,350 SF
NOI:	\$112,935.00
Cap Rate:	8.1%
Zoning	C-2
Property Type	Retail
Traffic Count	44,000

INCOME

TENANT	SIZE	\$PSF	ANNUAL RENT	LEASE TYPE	CAM, TAXES, INSURANCE PSF	RENT INCREASES	TERM	OPTIONS
JIMMY JOHNS	1,150 SF	\$42.90	\$49,335.00	NNN	CAM: \$2.56 PSF TAXES: \$2.57 PSF INSURANCE: \$3.07 PSF	OPTION 1: \$47.19PSF OPTION 2: \$51.90PSF OPTION 3: \$57.09PSF	8/2016 - 8/2026	THREE 5-YEAR OPTIONS
QQ SMOKE SHOP	1,600 SF	\$18.00	\$28,800.00	NNN	CAM: \$3.31 PSF TAXES: \$2.63 PSF INSURANCE: \$1.18 PSF	\$18.99PSF 1/1/2025	11/2021 - 12/2026	ONE 5-YEAR OPTION \$20.89 PSF
VACANT SPACE	1,600 SF	\$18.00	\$28,800.00	NNN	CAM: \$3.31 PSF TAXES: \$2.63 PSF INSURANCE: \$1.18 PSF	SELLER TO CREDIT BASE RENT & ADDITIONAL RENT TO BUYER AT CLOSING		
BILLBOARD		\$500.00 MONTHLY	\$6,000.00	MONTH-TO-MONTH			2/2022 -	MONTH-TO-MONTH
TOTAL RENT:			\$112,935.00					

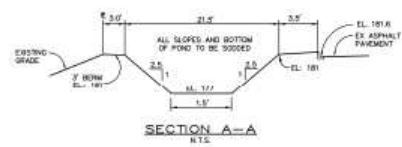




NOTE:
SILT FENCE TO BE CONSTRUCTED
AND MAINTAINED AROUND ALL
INFILTS, ALSO AROUND DRAINAGE
COURSES AT EDGE OF SITE AND
AT 100' INTERVALS.

- NOTES:**
- MATERIAL EXCAVATED FOR STORMWATER MANAGEMENT SYSTEM TO BE USED FOR FILL MATERIAL THROUGHOUT SITE.
 - CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING CONSTRUCTION AND SUBMITTING TO THE DISTRICT NOTICE OF COMMENCEMENT. ENGINEER-OF-RECORD WILL BE RESPONSIBLE FOR AS-BUILT CERTIFICATIONS WHEN PROJECT IS COMPLETED.
- EROSION NOTES:**
- EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BAILED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
 - SILT FENCE BARRIERS SHALL BE INSTALLED IN ALL AREAS SUSCEPTIBLE TO SOIL EROSION SEDIMENTATION.
 - STORMWATER RETENTION AREAS SHALL BE SLOPED.
 - GRADES AT CURBS ARE AT FLOWLINE.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS THE 1ST STEP OF CLEARING AND GRADING.
 - ADDITIONAL TECHNIQUES TO REDUCE SOIL TRACKING OFF OF SITE & ONTO ROADWAY SUCH AS WHEEL WASHING MAY BE REQUIRED.
 - ANY SEDIMENT THAT IS TRACKED ONTO ROADWAY SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED FROM ROADWAY & STABILIZED ON THE SITE.

NOTE: DIRECT ALL ROOF DRAINAGE TO STORMWATER RETENTION AREAS.



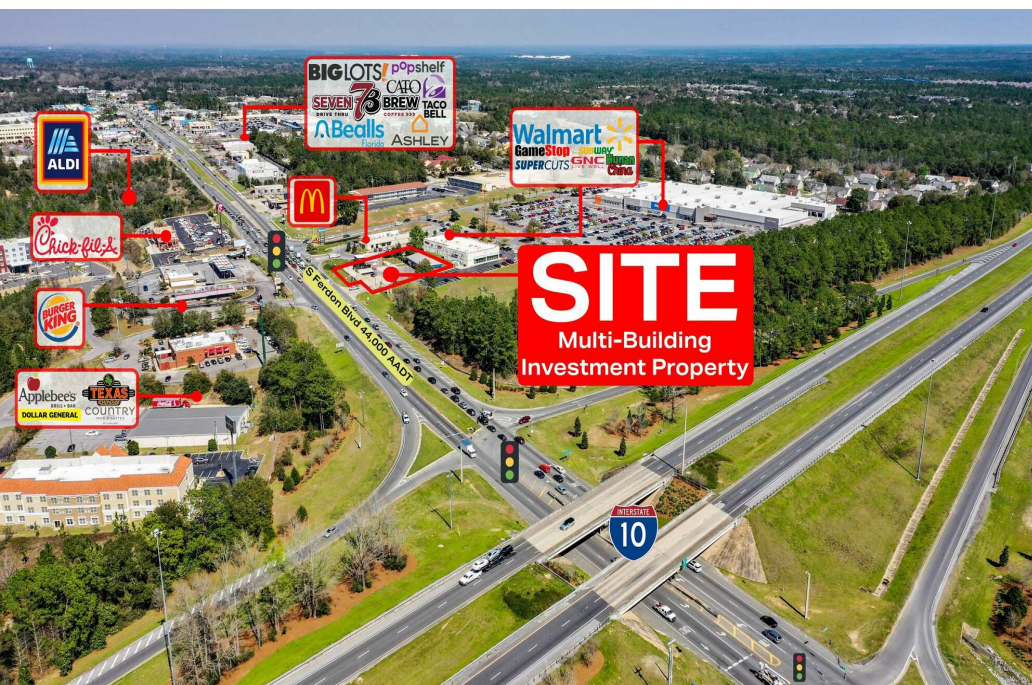
- LEGEND**
- DIRECTION OF STORMWATER RUNOFF
 - FINISHED FLOOR ELEVATION
 - EXISTING HIGH WATER
 - PERC TEST LOCATION
 - BENCHMARK
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STAKED SILT FENCE
 - BASIN AREA

CHOCTAW ENGINEERING, INC.
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EMAIL: info@choctaweng.com
WWW: www.choctaweng.com
CERTIFICATE OF AUTHORIZATION No. 1559

JIMMY JOHNS
CRESTVIEW ADDITION
GRADING PLAN
Not valid unless bearing Engineer's enclosed seal.
MARK C. SINES, P.E.
FL REG. NO. 44031

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.

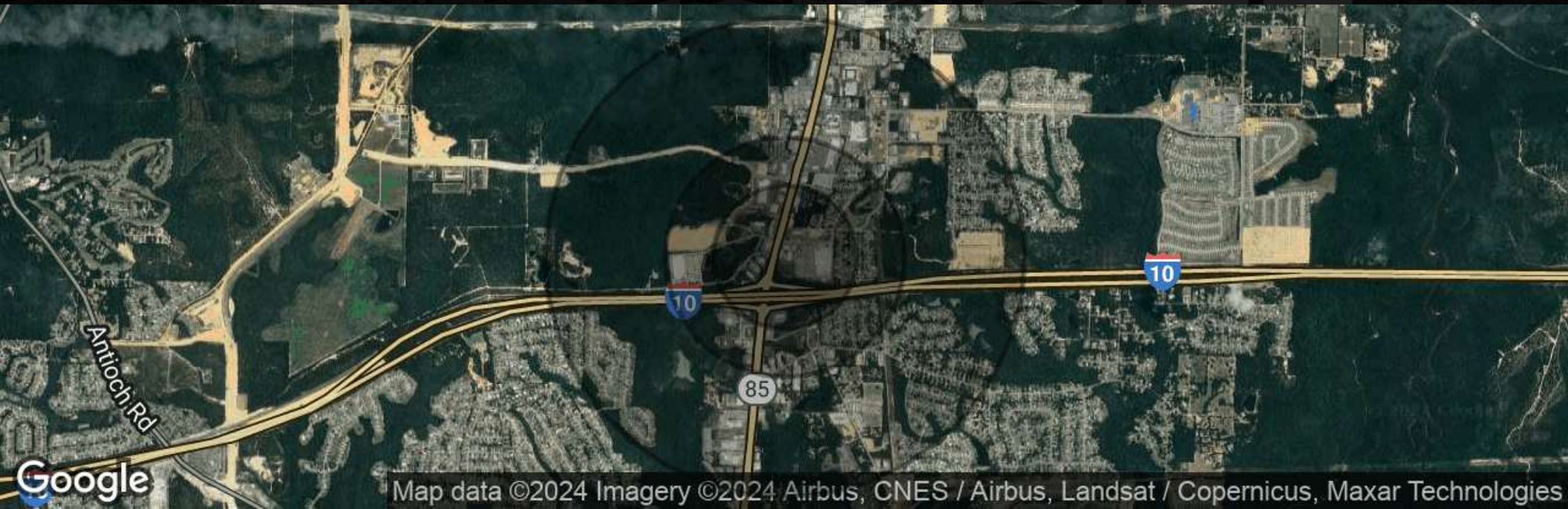
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Designed: MCS
Drawn: SVD/JAA
Checked: MCS
Sheet: 4 of 6





LOCATION OVERVIEW

The Crestview Metropolitan Statistical Area (MSA) covers Okaloosa County and Walton County in the Florida Panhandle. With nearly 270,000 residents, the Crestview MSA has experienced impressive growth exceeding 25% since 2000, outpacing state and national averages. Its robust economy thrives on diverse sectors, including military, tourism, fishing, and healthcare, with Okaloosa County leading the charge in healthcare services in Northwest Florida. Eglin Air Force Base, the world's most extensive air force base, sits between Crestview and Fort Walton Beach. Nearby, Fort Walton Beach and Destin, popular tourism hotspots, grace Florida's famed Emerald Coast, spanning from Panama City Beach to Pensacola Beach.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	236	983	3,984
Average Age	38	37	37
Average Age (Male)	36	36	35
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	362	1,474
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$89,049	\$90,349	\$93,063
Average House Value	\$309,203	\$315,533	\$324,971

Demographics data derived from AlphaMap



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: 850.977.6991 | Cell: 850.240.0527

FL #BK3026917 // AL #000078384-1

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.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
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