

BELLCORE COMMERCIAL



S FERDON BLVD LOTS FOR SALE

SOUTH FERDON BOULEVARD, CRESTVIEW, FL 32536



PROPERTY DESCRIPTION

Attention developers! There is a prime opportunity available in Crestview's rapidly expanding market. Approximately 1.13 acres of commercial land are available for purchase. The property has two buildings, Sweet Southern Vapes with 1,176 SF and Lawrence Kramer's Upholstery with 891 SF. Lawrence Kramer's Upholstery has been in business for nearly 53 years. The main thoroughfare is ideally on Hwy 85/S Ferdon Blvd and boasts high traffic counts exceeding 38,500 AADT. Located across from Southside Primary School, the site enjoys proximity to residential areas, restaurants, and national retailers, including Walmart, Publix, Lowe's, and more.

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PROPERTY HIGHLIGHTS

- Zoned C-1 for versatile commercial and retail use
- Prime location at S Main & South Ferdon Boulevard
- High visibility and traffic flow for maximum exposure
- Excellent opportunity for establishing a retail presence in a thriving market

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.13 Acres
Frontage:	246 FT
Zoning	C-1
Property Type	Land
Traffic Count	38,500



C-1 Business Office District Zoning

PURPOSE: To provide light commercial and office-type uses where business is conducted indoors and hours of operation are limited to regular working hours (7AM - 7PM) with limited potential for excessive traffic, noise, odor, dust, glare, dirt, etc.

INTENT: The C-1 district is intended to implement and put into regulatory effect the provisions of the "Commercial" future land use category. This district is further intended to provide transitional zoning between residential areas and more intense commercial uses.

PERMITTED USES: The following uses are permitted as of right in the C-1 district, all other uses are permitted by special exception or prohibited:

1. Specific permitted uses as listed in the North American Industry Classification System, U.S. Census Bureau, 2012 under the following codes.

a. Code 52: Finance and Insurance

b. Code 531: Real Estate, except 53113, lessors of mini-warehouses and self storage units

c. Code 54: Professional, Scientific, and Technical Services, except 541940 Veterinary Services with outside kennels or outside boarding of animals

d. Code 55: Management

e. Codes 5611 through 5615: Administrative and Support Services

f. Code 6211 through 6213: Health Care and Social Assistance

g. Code 92: Public Administration, except 92214 Correctional Institutions, 92215 Parole and Probation Offices, 92216 Fire Stations, 927 Space Research and Technology, and 928110 National Security

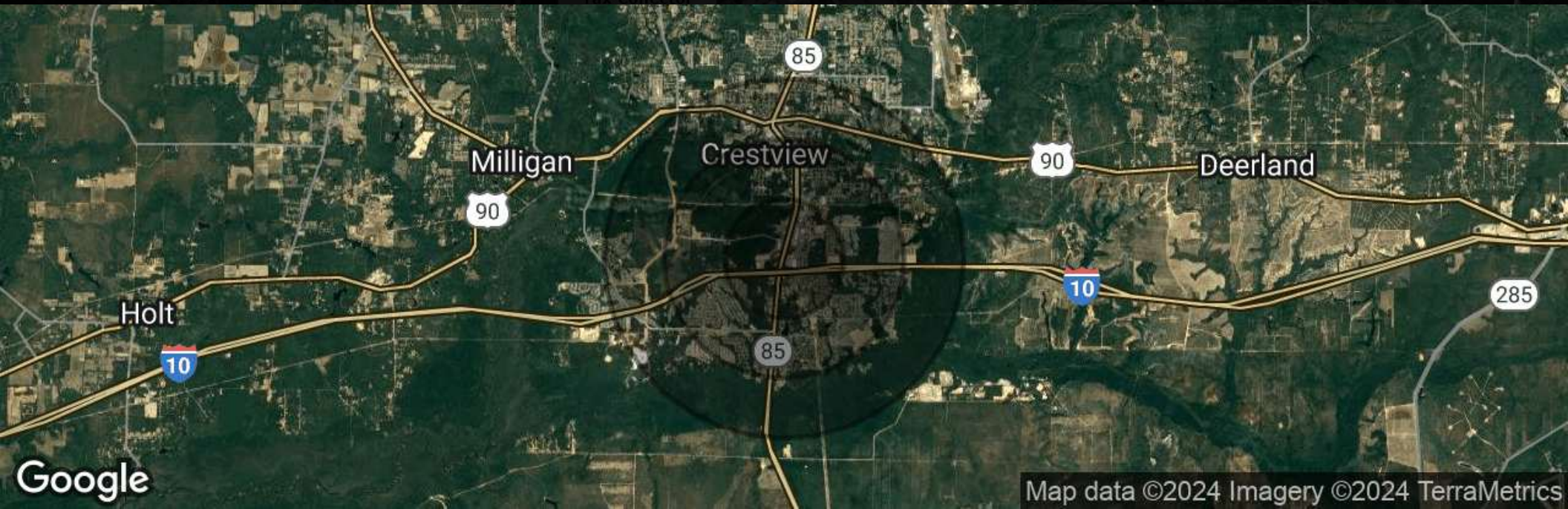
h. Utilities such as power lines, water mains, sewer mains, lift stations, water supply wells, and other similar necessary for the collection, transmission, or distribution of utility service

2. Residential uses with a density of 10 dwelling units per acre or less, and provided that no adjacent commercial uses shall be required to install any compatibility buffers or mitigation against the residential use.

SPECIAL EXCEPTIONS: The following uses may be allowed by the granting of special exception by the Board of Adjustment

1. Uses which, in the opinion of the Planning Official, are similar in nature to other uses allowed as permitted uses.





POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,905	15,504	29,543
Average Age	37	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	37	37
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,447	5,680	10,643
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$92,150	\$91,476	\$88,260
Average House Value	\$325,109	\$300,421	\$296,447

Demographics data derived from AlphaMap



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.

LISTED IN ASSOCIATION WITH KATHY WILHELM

Kathy Wilhelm is a Broker/Senior Vice President with ERA American Real Estate.

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