

# Former Family Dollar Center, Blountstown

20118 W Central Ave Blountstown, FL 32424

## PROPERTY SUMMARY



### Property Description

Large center space with ample parking capability. Offers up to 7296 square feet of retail space.

### Property Highlights

- Approx 74' of store frontage
- Depth approx 96'
- Immediate store-front parking
- Loading dock in rear
- Highly visible pylon signage at Hwy 20

### Offering Summary

Lease Rate:	\$7.00 SF/yr (NNN)
Number Of Units:	1
Available SF:	7,296 SF
Building Size:	7,296 SF

### Demographics

	1 Mile	5 Miles	10 Miles
Total Households	50	1,128	3,197
Total Population	161	3,651	10,427
Average HH Income	\$41,428	\$41,451	\$43,524

### Phil Sherrill

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LOCATION MAP



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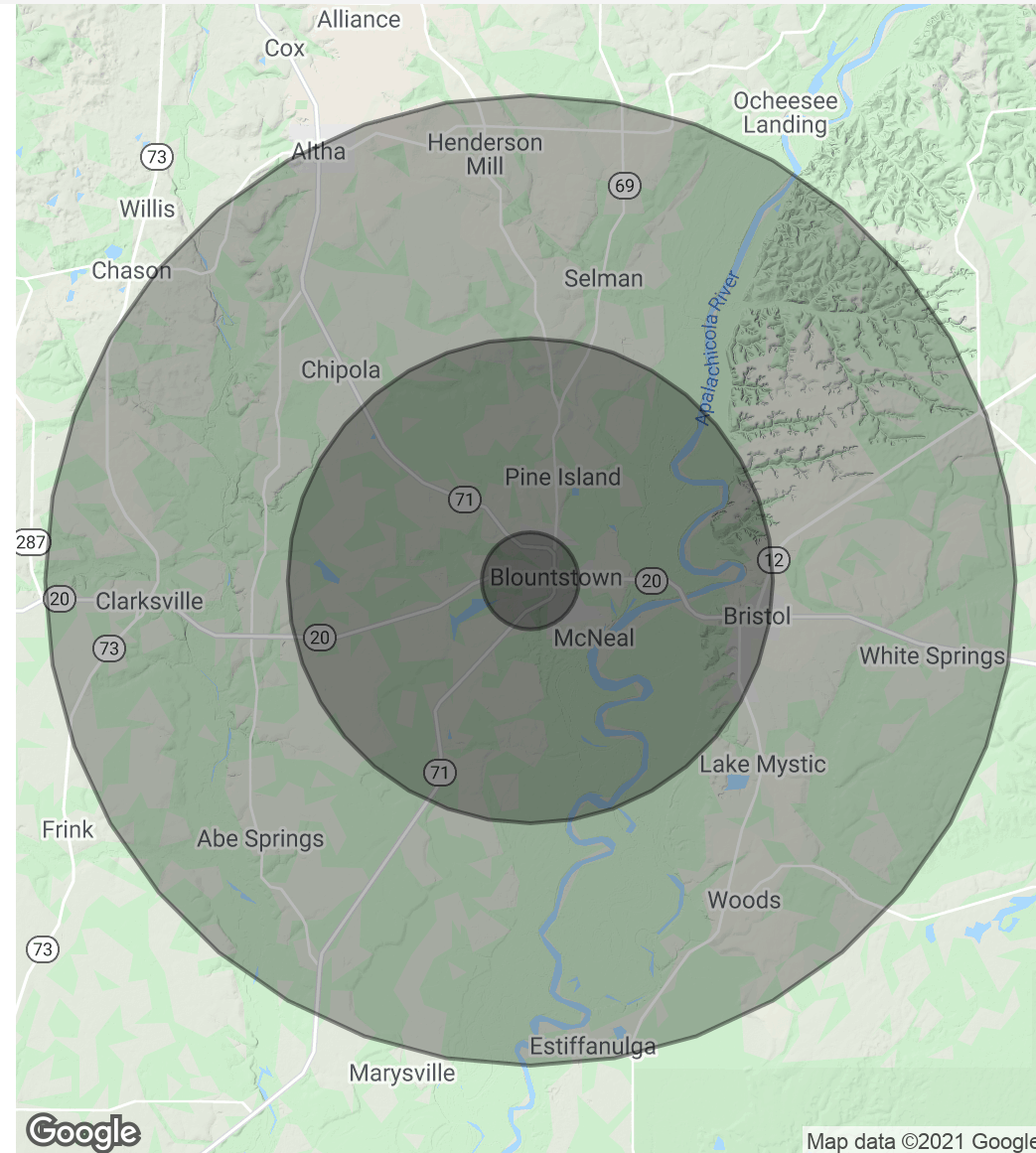
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	161	3,651	10,427
Average Age	38.8	38.4	37.3
Average Age (Male)	38.5	38.2	36.8
Average Age (Female)	39.3	38.7	37.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	50	1,128	3,197
# Of Persons Per HH	3.2	3.2	3.3
Average HH Income	\$41,428	\$41,451	\$43,524
Average House Value		\$149,902	\$159,766

\* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



## Phil Sherrill

Agent

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### Professional Background

Phil Sherrill, commercial sales, leasing, and marketing specialist with Beau Box Commercial Real Estate, serves the Northwest Florida region, with emphasis on Pensacola and surrounding markets. For more than 35 years, Phil has steadfastly produced within the Florida Gulf Coast expanse with wide-ranging experience in commercial real estate brokerage and management. He has developed a broad regional presence in the Northwest Florida market working with numerous developers, investors, and landlords. Drawing upon resourceful solutions, Phil effectively represents client interests of various constraints, expectations, and timelines with effective outcomes.

Managing all facets of the commercial transaction from research to closing, Phil Sherrill is deeply versed in all aspects of the real estate transaction process, from initial site selection, due diligence and project analysis, to client and consultant relations, to deal structuring and consummation. The depth of his relationships throughout Northwest Florida is unmatched, a result of his personal commitment and unyielding loyalty to every client, whether large or small. With an effective approach to brokerage service assignments, Phil is adept at cultivating intersecting interests with a variety of developers, end users, and brokerage opportunities.

While residing along the Gulf of Mexico in South Walton County, Phil traverses the Florida Gulf Coast region and waterways for work and pleasure, enjoying the allure of an active, renown region of Florida.

#### Beau Box Commercial Real Estate

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