

FOR LEASE



Asking Price

- **Unit M/O:** 10,103 SF (irregular), \$8/PSF NNN
- **Unit M:** 3,456 SF (24'x141'), \$10/PSF NNN
- **Unit O:** 6,647 SF (66'x100'), \$10/PSF NNN
- **Suite C:** 2,000 SF, \$12/PSF NNN

Property Description

- Defuniak Square is a well-established shopping center anchored by Winn-Dixie.
- Located in the heart of Defuniak Springs at a signalized intersection. This retail corridor includes Wal-Mart, Tractor Supply Company, Hibbett Sports, Lowes, Dollar Tree and Cato.
- Traffic Count: 19,700 vehicles daily

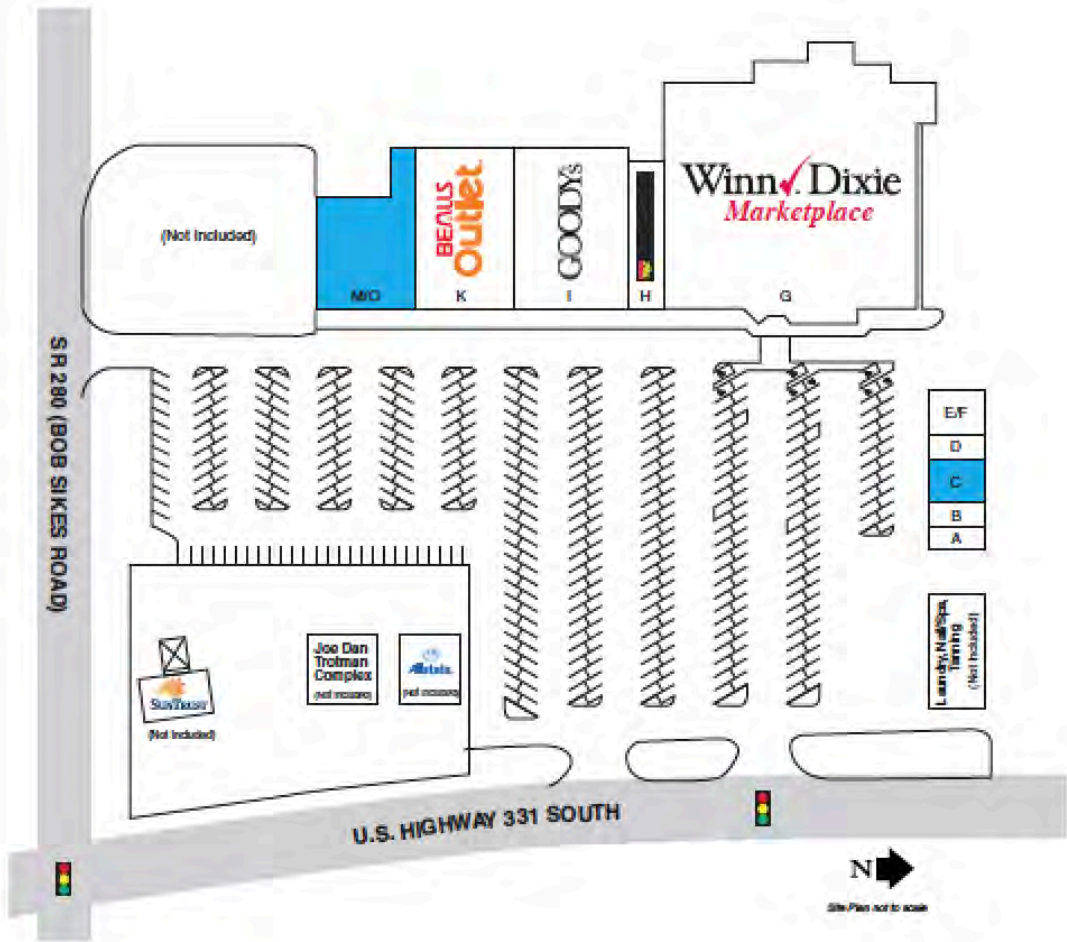


For more information:
Fred Gunther, CCIM,
or Troy Stepherson

850.433.0666

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SITE PLAN



TENANTS

M/O	AVAILABLE - 10,103 SF	E/F	Hungry Howies Pizza & Subs #284
K	Bealls Outlet #342	D	Merle Norman
I	Goody's #5209	C	AVAILABLE - 2,000 SF
H	Rent-A-Center	B	cricket
G	Winn Dixie Marketplace #577	A	Verizon Wireless
		ATM	Eglin Federal Credit Union



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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$29,106	\$29,089	\$31,906
2021 Median Household Income	\$26,247	\$27,317	\$31,093
2016-2021 Annual Rate	-2.05%	-1.25%	-0.51%
Average Household Income			
2016 Average Household Income	\$46,412	\$43,281	\$45,077
2021 Average Household Income	\$48,622	\$45,237	\$47,714
2016-2021 Annual Rate	0.93%	0.89%	1.14%
Per Capita Income			
2016 Per Capita Income	\$20,840	\$18,220	\$18,450
2021 Per Capita Income	\$21,599	\$18,880	\$19,394
2016-2021 Annual Rate	0.72%	0.71%	1.00%

Households by Income

Current median household income is \$31,906 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$31,093 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$45,077 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$47,714 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$18,450 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$19,394 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	714	3,150	4,921
2000 Owner Occupied Housing Units	450	1,895	3,088
2000 Renter Occupied Housing Units	176	814	1,143
2000 Vacant Housing Units	88	441	690
2010 Total Housing Units	784	3,566	5,856
2010 Owner Occupied Housing Units	432	1,891	3,269
2010 Renter Occupied Housing Units	230	976	1,452
2010 Vacant Housing Units	122	699	1,135
2016 Total Housing Units	817	3,886	6,514
2016 Owner Occupied Housing Units	415	1,907	3,366
2016 Renter Occupied Housing Units	267	1,176	1,780
2016 Vacant Housing Units	134	802	1,368
2021 Total Housing Units	866	4,266	7,203
2021 Owner Occupied Housing Units	442	2,116	3,766
2021 Renter Occupied Housing Units	294	1,319	2,004
2021 Vacant Housing Units	130	830	1,433

Currently, 51.7% of the 6,514 housing units in the area are owner occupied; 27.3%, renter occupied; and 21.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 5,856 housing units in the area - 55.8% owner occupied, 24.8% renter occupied, and 19.4% vacant. The annual rate of change in housing units since 2010 is 4.85%. Median home value in the area is \$110,207, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.50% annually to \$144,021.



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Population			
2000 Population	1,290	6,547	10,283
2010 Population	1,415	6,985	11,704
2016 Population	1,469	7,512	12,778
2021 Population	1,588	8,327	14,273
2000-2010 Annual Rate	0.93%	0.65%	1.30%
2010-2016 Annual Rate	0.60%	1.17%	1.41%
2016-2021 Annual Rate	1.57%	2.08%	2.24%
2016 Male Population	47.9%	51.4%	51.8%
2016 Female Population	52.1%	48.6%	48.2%
2016 Median Age	43.9	39.7	39.8

In the identified area, the current year population is 12,778. In 2010, the Census count in the area was 11,704. The rate of change since 2010 was 1.41% annually. The five-year projection for the population in the area is 14,273 representing a change of 2.24% annually from 2016 to 2021. Currently, the population is 51.8% male and 48.2% female.

Median Age

The median age in this area is 43.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	77.2%	71.7%	76.3%
2016 Black Alone	13.4%	19.1%	14.8%
2016 American Indian/Alaska Native Alone	0.7%	0.8%	0.7%
2016 Asian Alone	1.0%	0.9%	0.8%
2016 Pacific Islander Alone	0.3%	0.3%	0.2%
2016 Other Race	5.0%	4.3%	4.3%
2016 Two or More Races	2.5%	3.0%	2.9%
2016 Hispanic Origin (Any Race)	8.1%	7.9%	7.7%

Persons of Hispanic origin represent 7.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	627	2,709	4,231
2010 Households	662	2,867	4,721
2016 Total Households	683	3,084	5,146
2021 Total Households	736	3,436	5,770
2000-2010 Annual Rate	0.54%	0.57%	1.10%
2010-2016 Annual Rate	0.50%	1.17%	1.39%
2016-2021 Annual Rate	1.51%	2.19%	2.32%
2016 Average Household Size	2.09	2.23	2.30

The household count in this area has changed from 4,721 in 2010 to 5,146 in the current year, a change of 1.39% annually. The five-year projection of households is 5,770, a change of 2.32% annually from the current year total. Average household size is currently 2.30, compared to 2.28 in the year 2010. The number of families in the current year is 3,358 in the specified area.



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