

FOR LEASE



Asking Price

- **Unit O:** 6,647 SF (66'x100'), \$10/PSF NNN. Term is negotiable.
- **Suite D:** 1,000 SF, \$14/PSF NNN. Term is negotiable.

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.
- Operating expenses are currently estimated at \$1.75/psf. Tenant pays water, sewer, trash and electric.
- Traffic Count: 21,000 vehicles daily



For more information:
Fred Gunther, CCIM,
or Troy Stepherson
850.433.0666

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TENANTS

- | | | | |
|-----|-----------------------------|-----|---------------------------------|
| O | AVAILABLE - 6,647 SF | E/F | Hungry Howies Pizza & Subs #284 |
| K/M | Harbor Freight Tools #3130 | D | Vacant |
| I | Bealls Outlet #342 | C | Puffin' Vapor e-cigarettes |
| 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
Population			
2000 Population	1,066	6,023	12,052
2010 Population	1,401	7,582	14,216
2020 Population	1,665	9,190	16,596
2025 Population	1,862	10,107	18,016
2000-2010 Annual Rate	2.77%	2.33%	1.67%
2010-2020 Annual Rate	1.70%	1.89%	1.52%
2020-2025 Annual Rate	2.26%	1.92%	1.66%
2020 Male Population	49.4%	50.6%	53.8%
2020 Female Population	50.6%	49.4%	46.2%
2020 Median Age	38.8	38.1	39.2

In the identified area, the current year population is 16,596. In 2010, the Census count in the area was 14,216. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 18,016 representing a change of 1.66% annually from 2020 to 2025. Currently, the population is 53.8% male and 46.2% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	80.4%	75.7%	72.4%
2020 Black Alone	8.6%	11.9%	17.3%
2020 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2020 Asian Alone	1.0%	1.1%	1.2%
2020 Pacific Islander Alone	0.1%	0.3%	0.2%
2020 Other Race	5.0%	6.3%	4.8%
2020 Two or More Races	4.1%	4.0%	3.4%
2020 Hispanic Origin (Any Race)	9.4%	11.1%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 18.8% 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 53.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	50	53	59
2000 Households	423	2,473	4,360
2010 Households	539	3,023	5,039
2020 Total Households	639	3,658	5,943
2025 Total Households	714	4,025	6,492
2000-2010 Annual Rate	2.45%	2.03%	1.46%
2010-2020 Annual Rate	1.67%	1.88%	1.62%
2020-2025 Annual Rate	2.24%	1.93%	1.78%
2020 Average Household Size	2.60	2.44	2.50

The household count in this area has changed from 5,039 in 2010 to 5,943 in the current year, a change of 1.62% annually. The five-year projection of households is 6,492, a change of 1.78% annually from the current year total. Average household size is currently 2.50, compared to 2.48 in the year 2010. The number of families in the current year is 3,910 in the specified area.



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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	18.6%	16.6%	16.6%
Median Household Income			
2020 Median Household Income	\$39,317	\$40,546	\$43,542
2025 Median Household Income	\$42,387	\$43,837	\$46,934
2020-2025 Annual Rate	1.52%	1.57%	1.51%
Average Household Income			
2020 Average Household Income	\$57,013	\$60,834	\$64,398
2025 Average Household Income	\$63,709	\$66,817	\$70,324
2020-2025 Annual Rate	2.25%	1.89%	1.78%
Per Capita Income			
2020 Per Capita Income	\$22,421	\$23,780	\$23,475
2025 Per Capita Income	\$25,015	\$26,097	\$25,782
2020-2025 Annual Rate	2.21%	1.88%	1.89%

Households by Income

Current median household income is \$43,542 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$46,934 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$64,398 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,324 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$23,475 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,782 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	136	152	152
2000 Total Housing Units	470	2,915	5,159
2000 Owner Occupied Housing Units	335	1,852	3,239
2000 Renter Occupied Housing Units	88	620	1,120
2000 Vacant Housing Units	47	443	800
2010 Total Housing Units	620	3,720	6,341
2010 Owner Occupied Housing Units	408	2,094	3,535
2010 Renter Occupied Housing Units	131	929	1,504
2010 Vacant Housing Units	81	697	1,302
2020 Total Housing Units	738	4,662	7,706
2020 Owner Occupied Housing Units	432	2,291	3,796
2020 Renter Occupied Housing Units	207	1,367	2,148
2020 Vacant Housing Units	99	1,004	1,763
2025 Total Housing Units	822	5,114	8,395
2025 Owner Occupied Housing Units	488	2,534	4,173
2025 Renter Occupied Housing Units	227	1,491	2,319
2025 Vacant Housing Units	108	1,089	1,903

Currently, 49.3% of the 7,706 housing units in the area are owner occupied; 27.9% renter occupied; and 22.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 6,341 housing units in the area - 55.7% owner occupied, 23.7% renter occupied, and 20.5% vacant. The annual rate of change in housing units since 2010 is 9.05%. Median home value in the area is \$172,996, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 4.85% annually to \$219,192.



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