

FOR LEASE - \$8,000

90 MARY ESTHER BOULEVARD- MARY ESTHER, FL
4,300 SF RETAIL BUILDING WITH EXCEPTIONAL VISIBILITY ALONG
ONE OF OKALOOSA COUNTY'S BUSIEST CORRIDORS

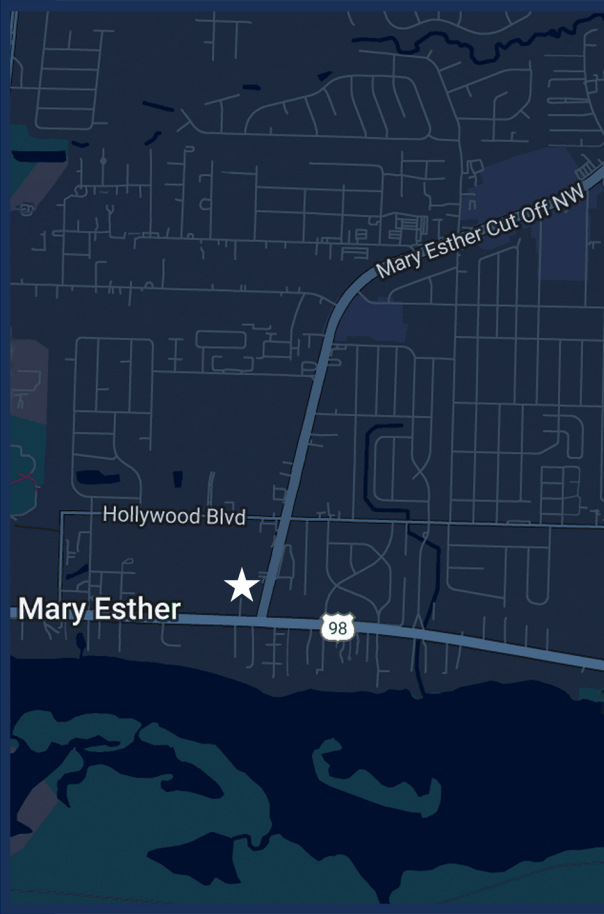


PROPERTY HIGHLIGHTS

Positioned along the highly traveled Mary Esther Boulevard corridor, this 4,300 SF freestanding retail building offers exceptional visibility, accessibility, and redevelopment potential in one of Okaloosa County's most active commercial markets. Situated on a 0.35-acre parcel with ample on-site parking, the property benefits from strong daily traffic counts and prominent frontage just minutes from the intersection of Highway 98 and Mary Esther Cutoff. The owner is currently renovating the building and will deliver the space as a vanilla shell, providing a blank canvas for an owner-user, retailer, or service-based business to customize to their specific needs. Conveniently located near Hurlburt Field, Fort Walton Beach, and the Gulf Coast's renowned white-sand beaches, this high-profile location offers excellent exposure and easy access to both local residents and the area's substantial military and tourist populations. **OWNER IS OPEN FOR TOTAL REDEVELOPMENT.**







LOCATION HIGHLIGHTS

► PRIME MARY ESTHER BOULEVARD FRONTAGE

POSITIONED ALONG ONE OF FORT WALTON BEACH'S MAIN COMMERCIAL CORRIDORS WITH STRONG DAILY TRAFFIC, EXCELLENT VISIBILITY, AND EASY ACCESS

► MINUTES FROM HURLBURT FIELD AIR FORCE BASE

CLOSE PROXIMITY TO HURLBURT FIELD AFB, A MAJOR REGIONAL EMPLOYER SUPPORTING A CONSISTENT CUSTOMER BASE OF MILITARY PERSONNEL, CIVILIAN EMPLOYEES, AND CONTRACTORS

► SURROUNDED BY ESTABLISHED RETAIL

NEARBY RETAILERS AND DESTINATIONS INCLUDE WALMART SUPERCENTER (MARY ESTHER), PUBLIX SUPER MARKET, LOWE'S HOME IMPROVEMENT, HOME DEPOT, AND SANTA ROSA MALL, DRIVING STEADY CONSUMER TRAFFIC TO THE AREA

► DENSE RESIDENTIAL TRADE AREA

SERVES SURROUNDING COMMUNITIES INCLUDING FORT WALTON BEACH, MARY ESTHER, NAVARRE, AND NEARBY RESIDENTIAL NEIGHBORHOODS, SUPPORTING STRONG LUNCH AND DINNER DEMAND

► TOURISM & BEACH ACCESS

CONVENIENT ACCESS TO OKALOOSA ISLAND, AREA BEACHES, AND REGIONAL DESTINATIONS ALONG THE EMERALD COAST, CAPTURING BOTH LOCAL AND VISITOR TRAFFIC

► EXCELLENT ACCESSIBILITY & PARKING

STRONG INGRESS AND EGRESS FROM MARY ESTHER BOULEVARD WITH AMPLE ON-SITE PARKING AND HIGH VISIBILITY FOR SIGNAGE

► REGIONAL CONNECTIVITY

NEAR U.S. HIGHWAY 98, PROVIDING EFFICIENT EAST-WEST TRAVEL THROUGHOUT FORT WALTON BEACH, DESTIN, AND NAVARRE

► PROVEN COMMERCIAL CORRIDOR

LOCATED IN A WELL-ESTABLISHED RETAIL AND RESTAURANT AREA WITH LONG-TERM DEMAND AND CONTINUED GROWTH



SANTA ROSA MALL

SITE REDEVELOPMENT
GROCERY-ANCHOR/MIXED-USE

Panera
BREAD®



STARBUCKS™



SMOOTHIE
King

TARGET



PAGE BACON RD

MARY ESTHER CUTOFF NW



FIRST WATCH



Academy
SPORTS+OUTDOORS



LONGHORN
STEAKHOUSE

Wendy's



TACO BELL

McDonald's



DOLLAR TREE



piggly wiggly



MURPHY
USA



CVS



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NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.