

SUMMARY

SITE PLAN

LOCATION AERIAL

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

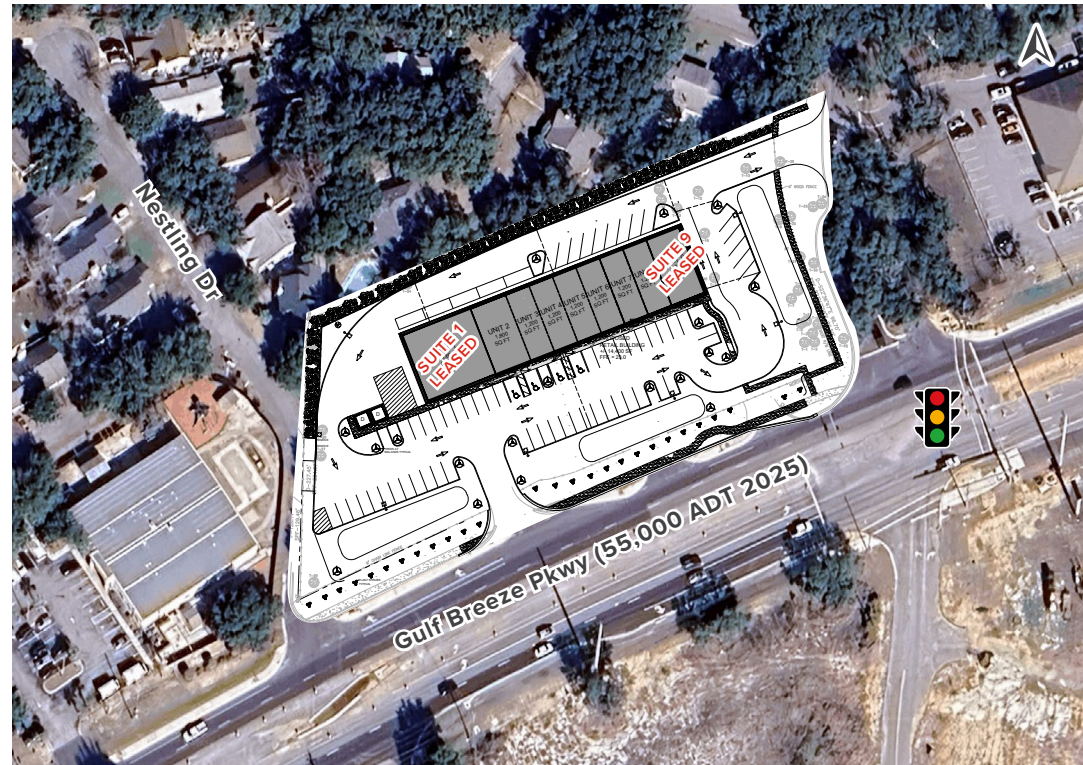
This new retail development prominently positioned at the fully signalized hard corner of U.S. Highway 98 in Gulf Breeze Pkwy. This retail development offers units for lease ranging from 1,200 SF to 1,800 SF +/- and provides unrivaled visibility, with over 50,000 vehicles passing by daily. The immediate trade area is one of Northwest Florida's most affluent, with a median household income above \$130,000 and benefiting from year-round local and tourist traffic headed for the beach. The surrounding co-tenancy includes Walmart (Supercenter & Neighborhood Market), Publix, Starbucks, Chick-fil-A, and other national brands.

LOCATION HIGHLIGHTS

- Positioned directly on U.S. Highway 98 / Gulf Breeze Parkway
- ± 50,000 cars passing the site daily
- Just minutes from Pensacola Beach
- Offers maximum visibility along a high-traffic commercial corridor
- Surrounded by an affluent community with strong local buying power

OFFERING SUMMARY

Available SF	1,200 - 1,800 SF
Lot Size	2.103 Acres
Building Size	10,800 SF
Year Built	Under Construction
Zoning	HCD



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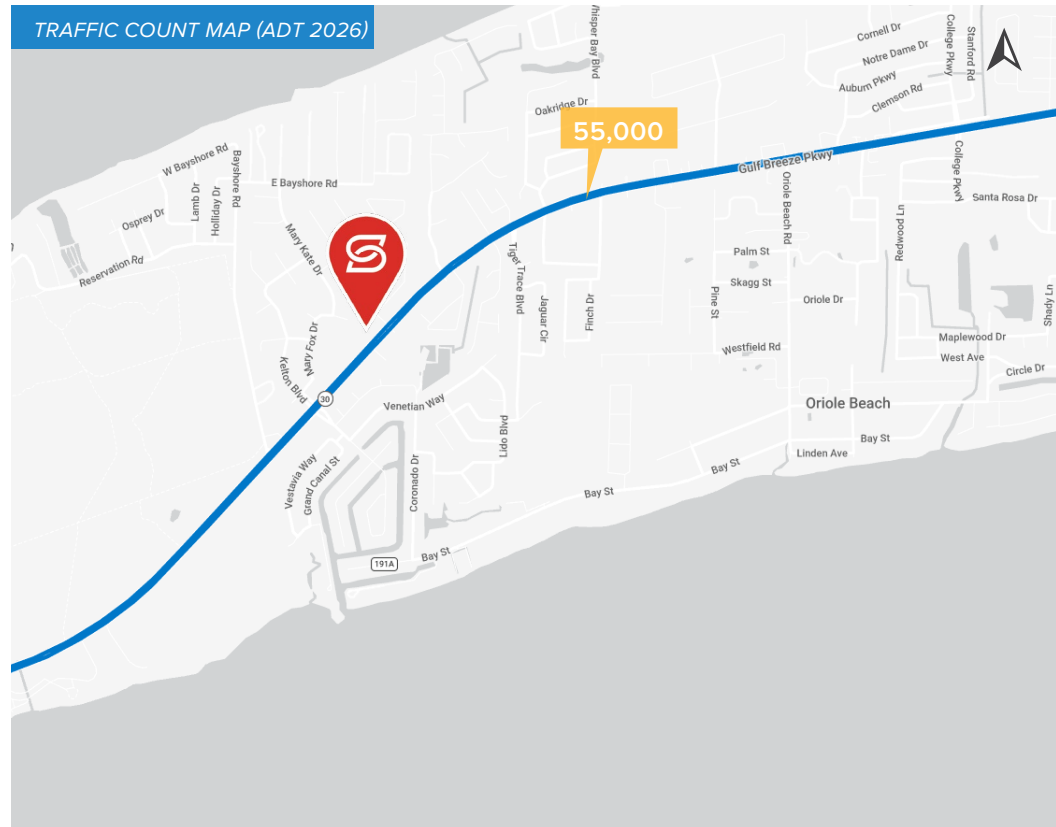
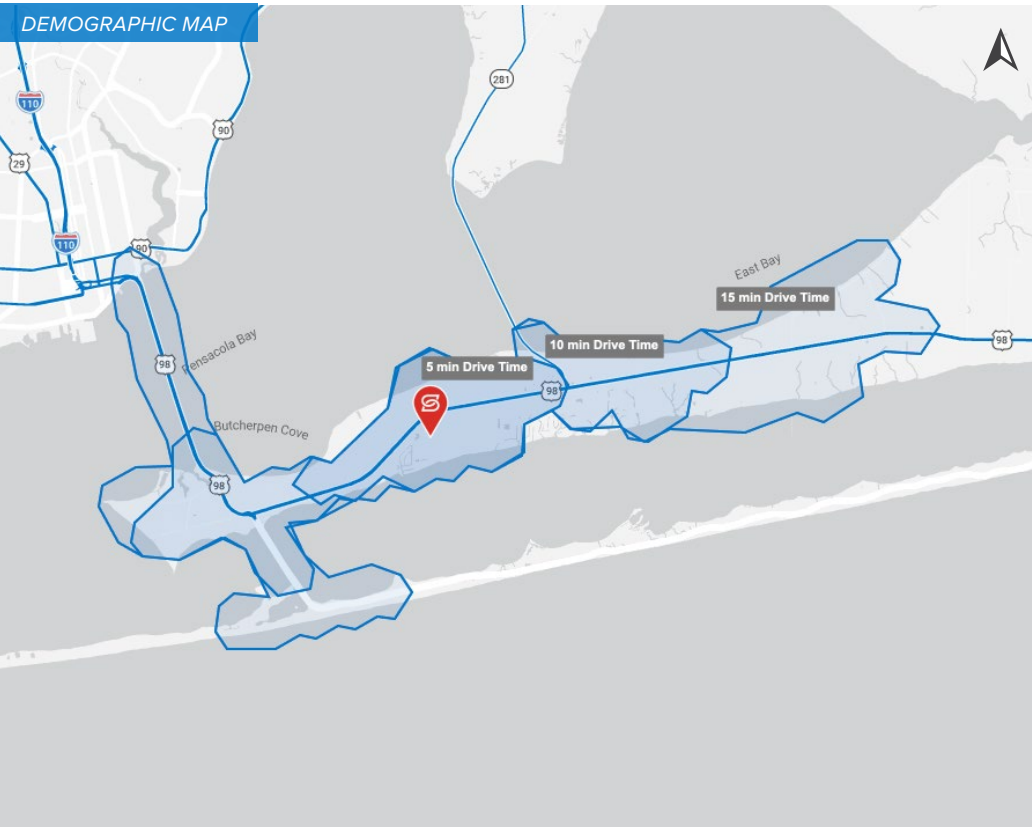


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2026 DEMOGRAPHICS



POPULATION

5 MIN	10 MIN	15 MIN
10,962	21,379	35,094



AVG. HH INCOME

5 MIN	10 MIN	15 MIN
\$135,199	\$150,380	\$152,081



HOUSEHOLDS

5 MIN	10 MIN	15 MIN
4,536	8,902	14,729