

3073 GULF BREEZE PARKWAY

QSR / DRIVE-THRU COMPONENT |
AVAILABLE FULL BUILDING LEASE OR PURCHASE

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



3073 Gulf Breeze offers 4,347 SF of flexible restaurant and office space in the Tiger Point area, including a 1,054 SF turn-key quick-service restaurant suite with an in-place drive-thru and a 3,293 SF office suite to the rear. The space is currently separated but can be combined for a full-service restaurant, distribution use, QSR, coffee retailer, medical marijuana dispensary, pharmacy, package store, laundromat, salon, medical office, or other service-based user. A 4,347 SF restaurant layout could support an estimated 145–175 seats for a traditional full-service concept, with higher capacity possible for fast-casual or quick-service users depending on final layout and code requirements.

- Available Space: ±4,347 SF
- Sale \$1,650,000
- Base Rent: \$10,143/Month (\$28.00 PSF)
- NNN Lease | 5-YR Term
- Traffic Count: 40,000+ CPD | Frontage: 133 FT
- HCD Zoning
- Decel
- Median Cut

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The full building offers approximately 4,347 SF of flexible restaurant and office space, including a 1,054 SF turn-key QSR/drive-thru component at the front and a 3,293 SF office/flexible-use suite to the rear. The front QSR space includes an order counter, kitchen and prep area, walk-in cooler, walk-in freezer, three-well sink, POS system, drive-thru communication system, soda station, two reader boards, large seating area, and men's and women's restrooms. When paired with the rear 3,293 SF office/flexible-use suite, the full 4,347 SF building can support a larger restaurant concept, fast-casual operation, food-service user with administrative/back-office needs, or another high-visibility commercial use.



The full-building creates an excellent opportunity for a restaurant, fast-casual concept, QSR, coffee retailer, medical user, pharmacy, package store, dispensary, laundromat, salon, or service-based operator needing a highly visible Gulf Breeze Parkway location with full drive-around capability, deceleration lane access, median cut access, and approximately 40,000 CPD.



- Drive Thru Communication
- Soda Station
- 2 Reader Boards
- His and Hers RR
- Large Dining Area
- In Place Drive Thru
- Walk In Cooler
- Walk In Freezer
- 3-Well Sink
- POS System
- Counter Ordering

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Drive-Thru Infrastructure. Full Site Circulation. 40,000 CPD Exposure.



This flexible restaurant/office asset offers a rare combination of visibility, access, zoning, and functional site design in the Tiger Point corridor.



WHERE VISIBILITY MEETS VERSATILITY

3073 GULF BREEZE PKWY.

Positioned along Gulf Breeze Parkway with approximately 40,000 CPD, this HCD-zoned property offers exceptional flexibility for restaurant, retail, medical, office, and service-based users. The site benefits from full drive-around capability, an existing deceleration lane, and a median cut, supporting efficient ingress, egress, and traffic circulation for high-volume users. Located near the newly opened \$130MM Soundside High School, the property is well positioned within one of Gulf Breeze's active growth corridors, offering strong visibility, commuter access, and proximity to a growing residential and institutional demand base.

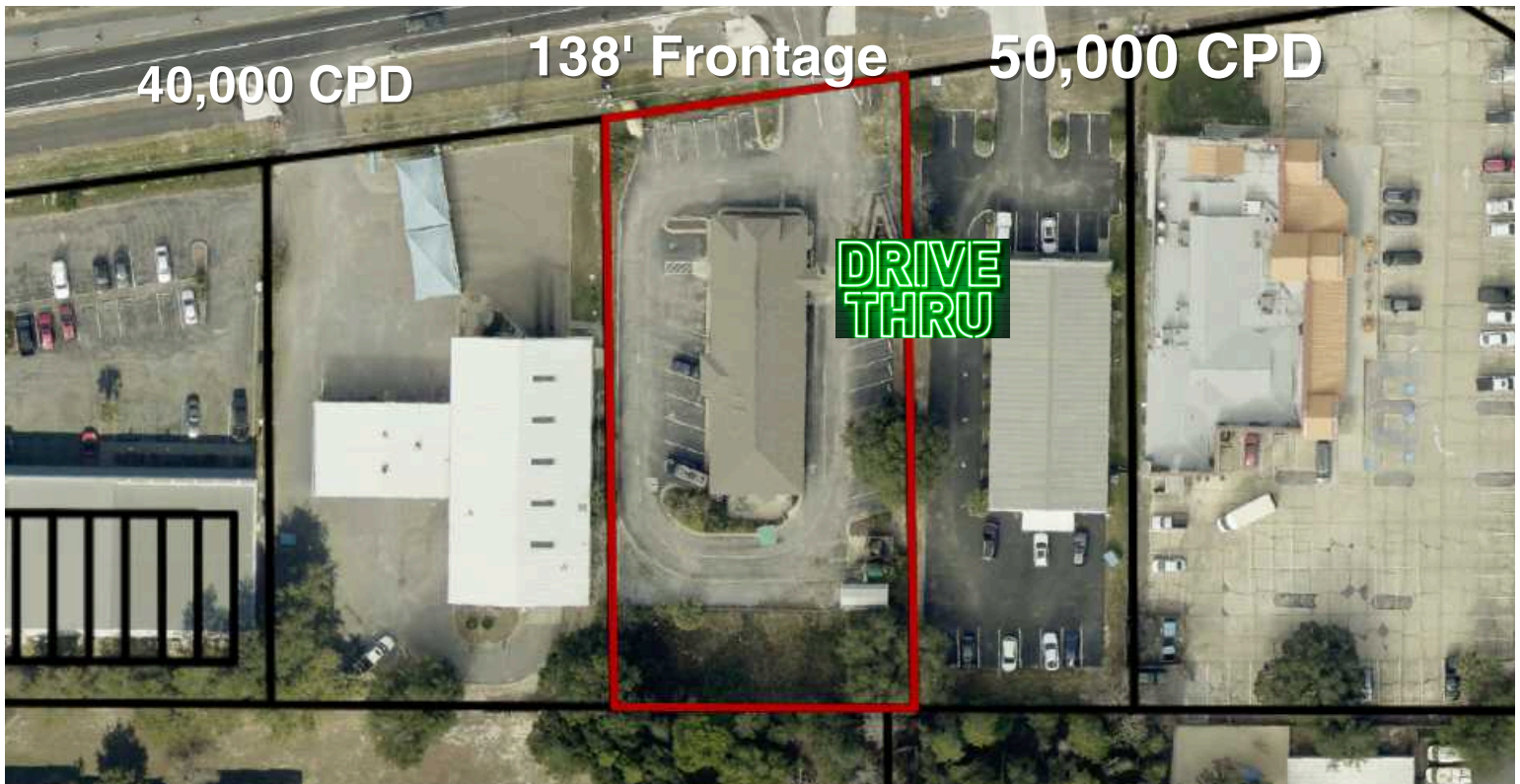
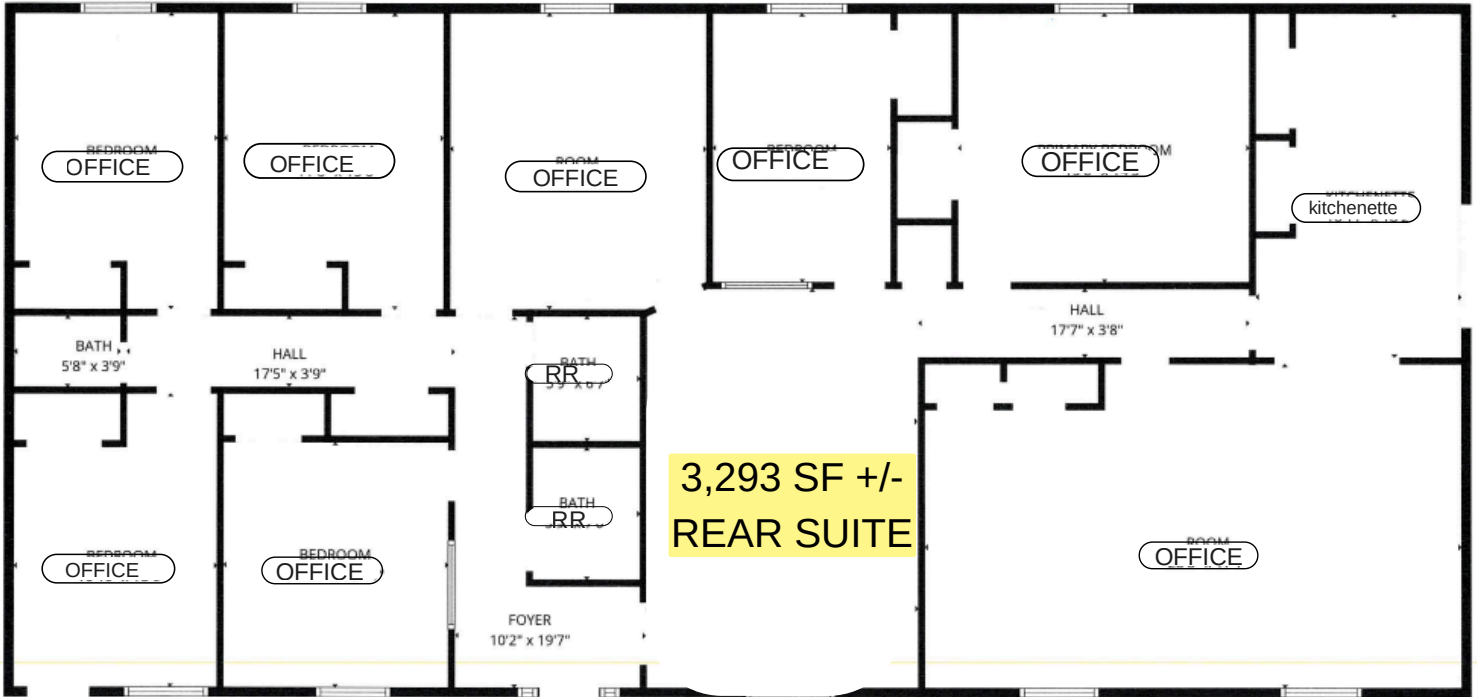
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AVAILABLE FULL-BUILDING LEASE OR PURCHASE**

REAR 3,293 SF OFFICE/FLEXIBLE-USE SUITE | EASILY RECONFIGURE FOR FULL SERVICE



Rear Suite Features:

- 7 offices
- Large conference room
- Reception/foyer area
- Kitchenette + breakroom
- 2 restrooms + private shower
- Ample storage, closets, and built-in cabinetry
- Private access to select offices
- Small fenced courtyard

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