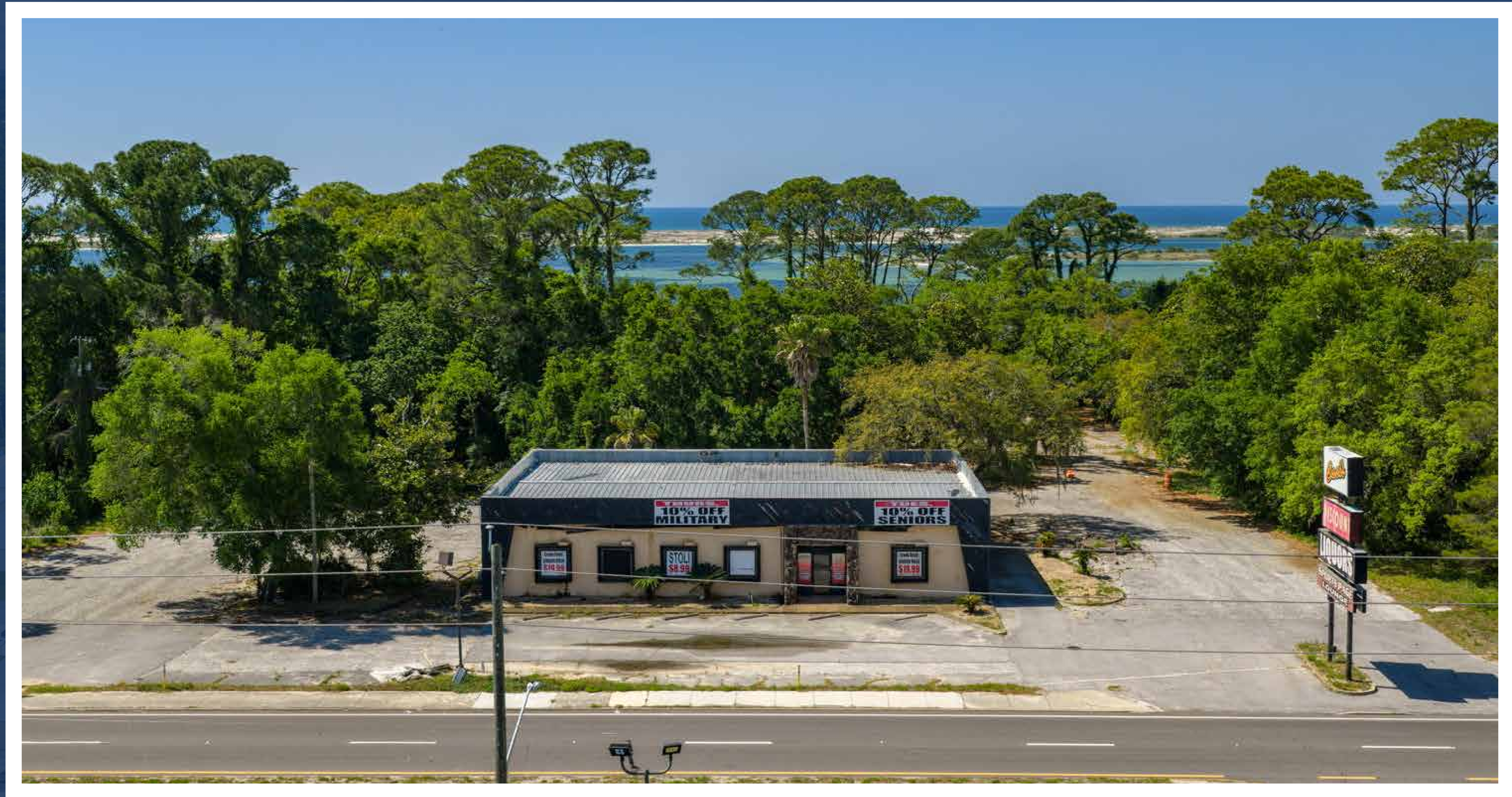


# FOR SALE

Parkman & Assoc.

**NBI** PROPERTIES INC  
Commercial & Investment Real Estate



**757 E MIRACLE STRIP PKWY | MARY ESTHER**  
**HIGH-VISIBILITY MARY ESTHER INVESTMENT | 4,000 SF RETAIL ON 5.03 ACRES**

**5.03 ACRES**



**4,000 SQFT**





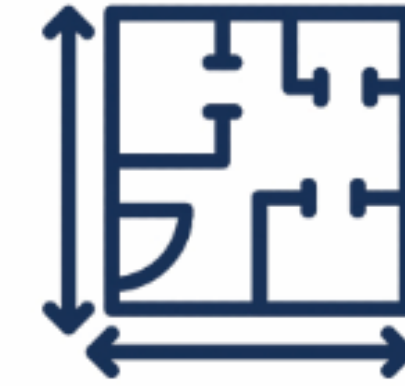
**4,000 SQFT**  
**5.03 ACRES**



**POPULATION**  
**72,850**  
**<5 MILE**



**AVERAGE INCOME**  
**\$94,711**



**MEDIAN**  
**PRICE RANGE**  
**\$340,000**



**AADT**  
**27,000**

Positioned along Highway 98 with direct frontage and an AADT of 27,000 vehicles, this 4,000 SF retail building sits on a generous 5.03-acre parcel in one of Mary Esther's most active commercial corridors. Offered For Sale at \$4,995,000, the property delivers exceptional visibility, strong traffic flow, and rare scale for this stretch of the Miracle Strip Parkway.

Supporting robust year-round demand from both local residents and the steady flow of commuters between Fort Walton Beach, Hurlburt Field, and Navarre. With its expansive acreage, prominent frontage, and flexible retail positioning, the site is well-suited for operators or investors seeking a high-impact location in a tightly held Gulf Coast market.

This property represents a standout opportunity to secure significant land, frontage, and long-term commercial potential along one of Northwest Florida's most traveled coastal corridors.

# Parkman & Associates

**NBI** PROPERTIES INC  
Commercial & Investment Real Estate

## REACH OUT FOR MORE INFO:

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