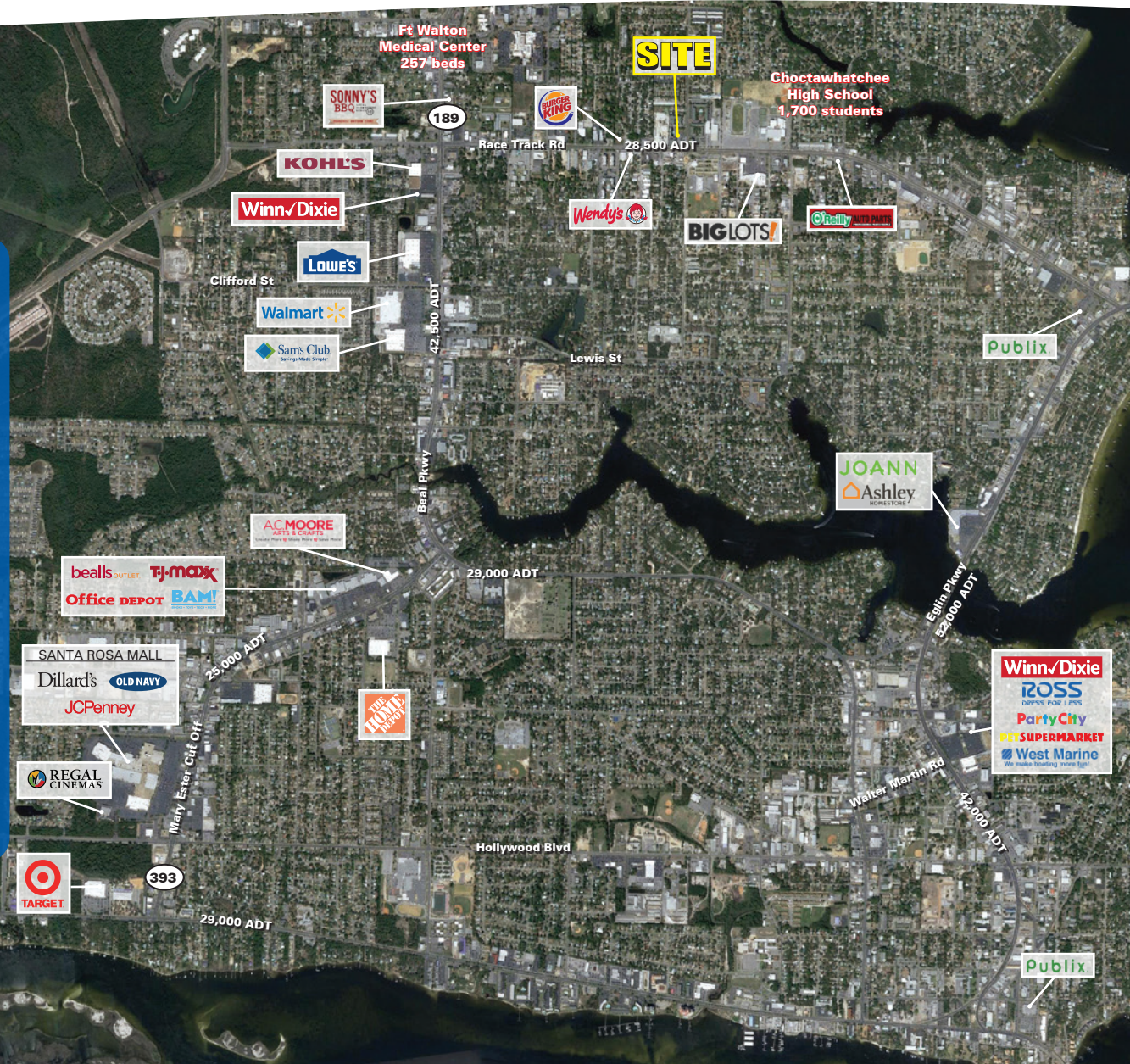


For Lease

- 1.2 Acres available for lease or build to suit.
- Strategically positioned at a signalized intersection on Racetrack Rd (28,500 ADT)
- Conveniently located .5 miles from Ft Walton Medical Center (257 beds) and Choctawhatchee High School (1,700) Students

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	11,028	55,332	71,622	75,771
Med HH Income	\$46,763	\$54,629	\$55,560	\$55,306



Matt Lynch

561.424.3019
mlynch@atlanticretail.com

Greg Godino

561.424.3013
ggodino@atlanticretail.com

Ft Walton
Medical Center
257 beds

SITE
1.20 AC

tropical
SMOOTHIE
CAFE

Choctawhatchee
High School
1,700 students



Racetrack Rd

28,500 ADT

Racetrack Rd



Pryor
Middle
School



\$54,629
MED HH INCOME
IN 3 MILE RADIUS



28,500
ADT ON RACETRACK RD



FT WALTON, FL
212 Racetrack Rd

Matt Lynch

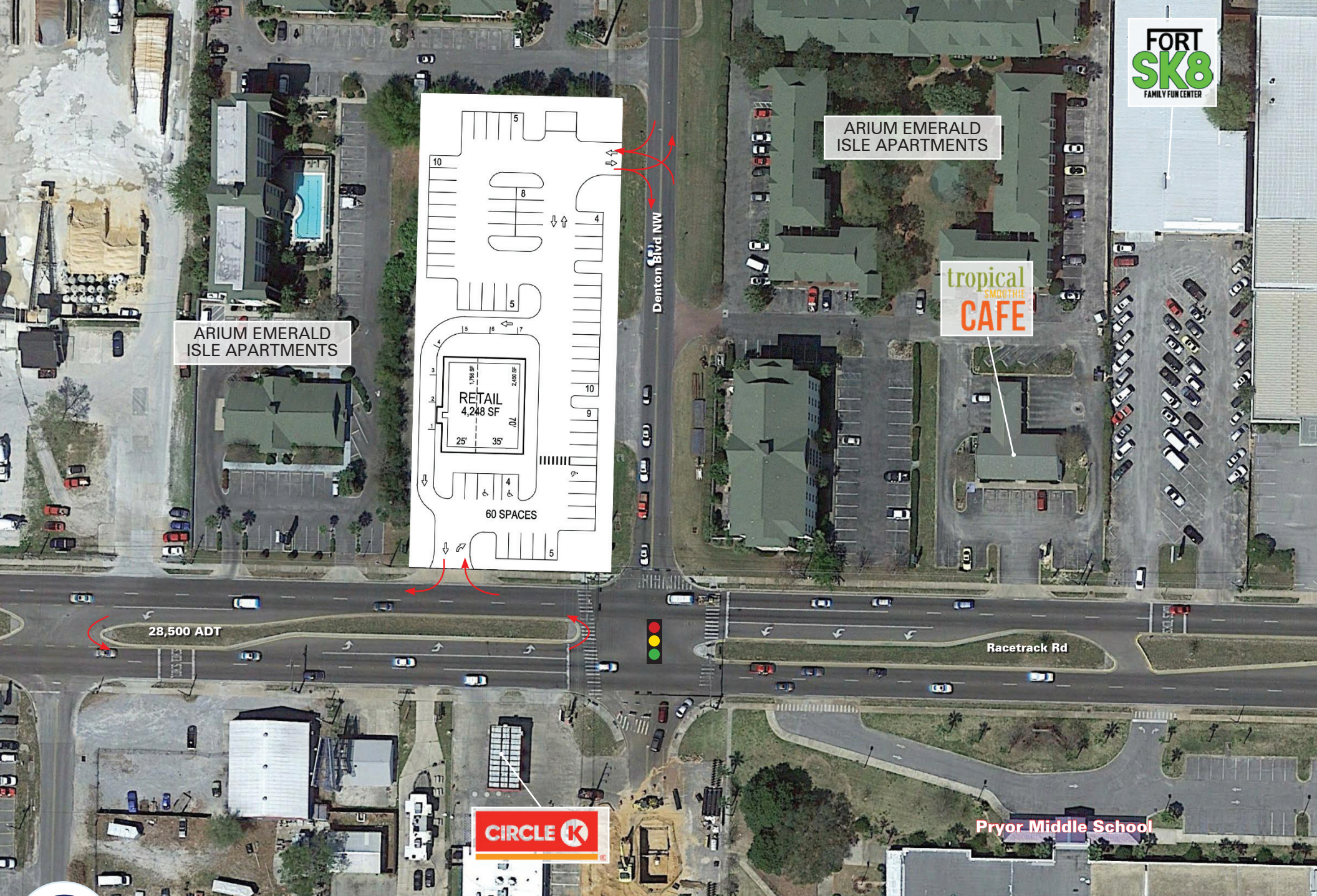
561.424.3019
mlynch@atlanticretail.com

Greg Godino

561.424.3013
ggodino@atlanticretail.com

AERIAL

ATLANTICRETAIL.COM



ARIUM EMERALD ISLE APARTMENTS

ARIUM EMERALD ISLE APARTMENTS

tropical SMOOTHIE CAFE

28,500 ADT

Racetrack Rd

CIRCLE K

Pryor Middle School



FT WALTON, FL
212 Racetrack Rd

Matt Lynch
561.424.3019
mlynch@atlanticretail.com

Greg Godino
561.424.3013
ggodino@atlanticretail.com

ATLANTICRETAIL.COM