

OFFICE PROPERTY FOR LEASE

GULF BREEZE/TIGER POINT OFFICE

3208 Gulf Breeze Pkwy, Gulf Breeze, FL 32563



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

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OFFERING SUMMARY

Available SF:	2,550 SF
Lease Rate:	\$2,500.00 per month (MG)
Lot Size:	0.75 Acres
Year Built:	2004
Building Size:	2,550 SF
Zoning:	HCD
Market:	FL-Pensacola/Ferry Pass/Brent
Traffic Count:	38,000

PROPERTY OVERVIEW

Very nice office space on Gulf Breeze Pkwy between Oriole Beach Road & College Pkwy near Tiger Point. 9 offices, lobby, kitchen/break room, 2 bathrooms, storage & work center. Operational alarm system & full computer wiring throughout the space. The building has access from GB Pkwy (Hwy 98) via Fordham Pkwy which provides access for east & westbound traffic. 3-5 year lease preferred by landlord. Move in condition with flexible owner.

PROPERTY HIGHLIGHTS

- Gulf Breeze Pkwy Office near Tiger Point. 2550sf with up to 9 offices. \$12psf.



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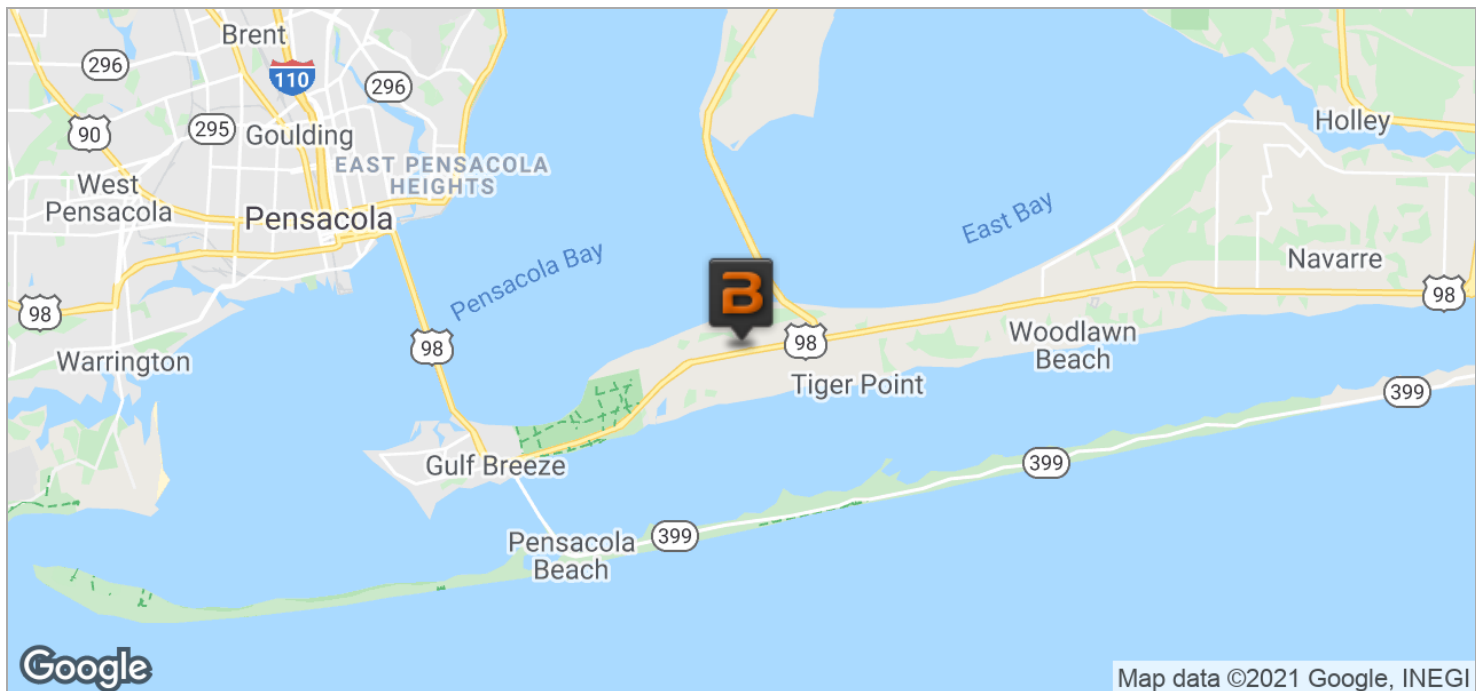
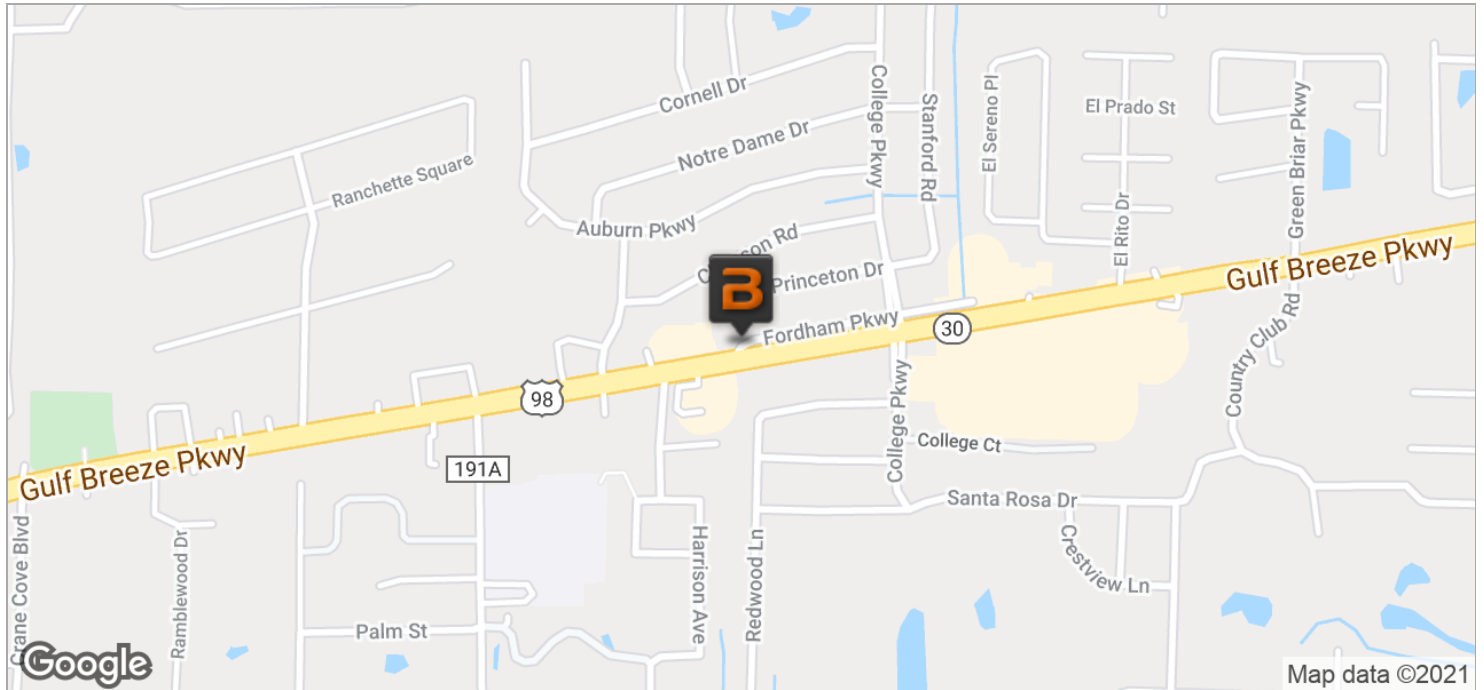
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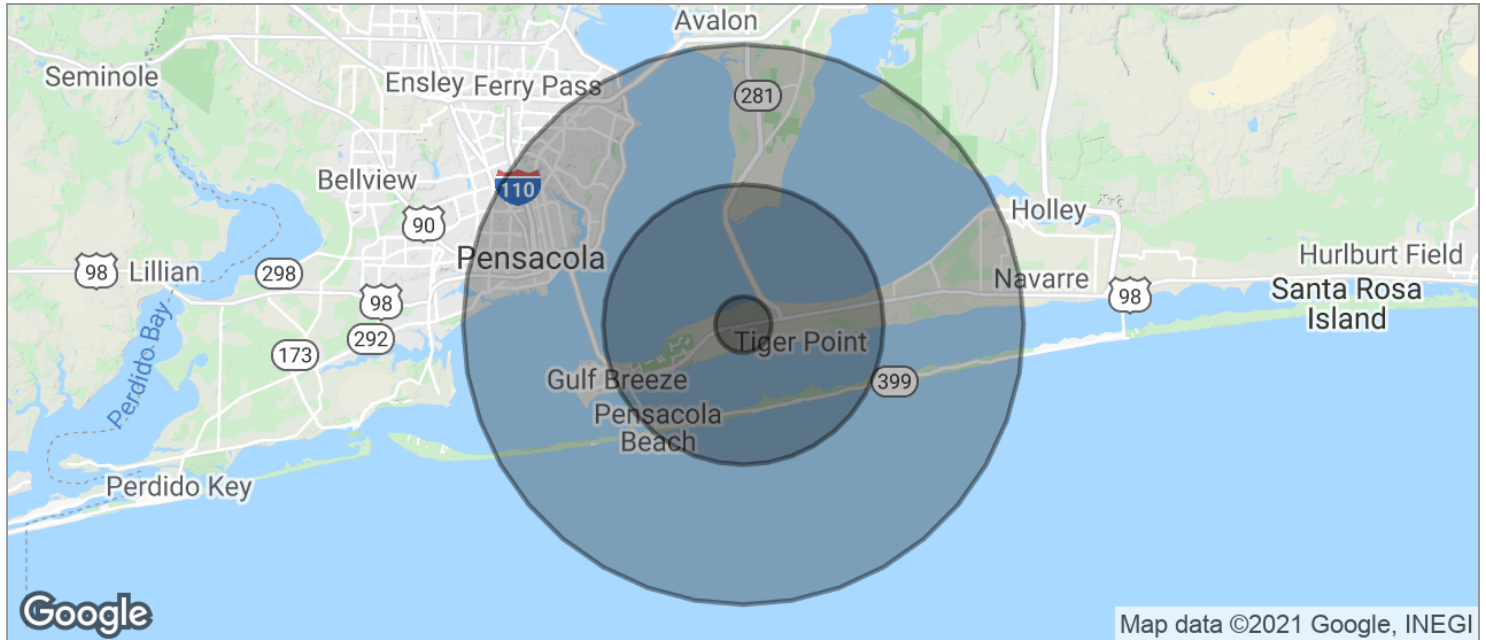
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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,992	26,131	95,035
MEDIAN AGE	40.9	41.4	42.0
MEDIAN AGE (MALE)	37.1	40.6	40.4
MEDIAN AGE (FEMALE)	41.6	41.7	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,153	10,192	39,176
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$72,703	\$82,926	\$76,140
AVERAGE HOUSE VALUE	\$297,798	\$312,738	\$297,733

* Demographic data derived from 2010 US Census



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