

**SPACE AVAILABLE IN 147,485-SF
BEALLS AND WINN DIXIE ANCHORED CENTER**

LOCATED ON MAJOR TRADE/COMMUTER CORRIDOR

43,500 CPD 2018

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Hwy 98 Trade Corridor

Property Information:

11.597 AC +/-

950 FT Frontage

Property Dimensions- 950' x 675'

Zoned HCD

Traffic- 43,500 CPD 2018

3 Median Cuts In Place

Lighted Intersection

Decel In Place

Side Street Access

Lease Info.



3371 Gulf Breeze Pkwy.

Gulf Breeze, FL. 32563

Property Specs

- 1,200- 27,790 SF +/-
- Restaurant/ Retail /Office Use
- Fully Sprinklered
- Drive Thru Potential
- 18 Ft Ceiling Height
- NNN Lease
- Three (3) Year Term

Leasing Description

Unit	SF	Rate	Use	Notes
113 A	27,790	\$18,526.67	Retail	Can be combined w/21,000 SF WHSE
113	21,223	\$15,917.25	Retail	Can be combined with WHSE
112	2,967	\$4,574.13	Retail	Outside seating capability
111	1,200	\$1,950.00	Retail	Raw Space - High ceilings
110	1,200	\$1,950.00	Retail	Ready for Build Out
109	1,200	\$1,950.00	Retail	Ready for Build Out
109A	6,567	\$10,124.13	Retail	Prime for QSR w/Drive Thru Potential
107A	4,218	\$6,502.75	Retail	Vanilla Box Condition

Lease Rate

\$18.50PSF

plus sales tax, NNN

High Volume Sales Center



National Tenants



Tiger Point

SUITE	TENANT	GLA SF
100	Vick's Cleaners	2,000
101	Pinch A Penny - Pool Supplies	2,000
102	The UPS Store	2,335
103	Winn Dixie Supermarket	41,125
104	Winn Dixie Supermarket	4,000
105	Papa Murphy's Pizza	1,620
106	Serenity Salon & Spa	1,600
107	PetSense	6,025
107A	Available	4,218
108	Beall's	54,772
109	Available	1,200
110	Available	1,200
111	Available	1,200
112	Available	2,967
113	Available	21,223



Center Highlights:

Anchored by High Volume Sales Winn Dixie and Bealls

Located on Major Travel Corridor between Pensacola, Fl., Navarre, FL and Destin FL.

Heavy Residential/Trade Corridor

Prime Signage on Gulf Breeze Pkwy/HWY 98





2010 Residential Population: 19,699
2018 Residential Population: 21,701
2023 Residential Population: 23,318
Annual Population Growth 2018 - 2023 1.45%

2018 Total Sales \$976,364,000
2018 Total Employees 8,113
Employee/Residential Population Ratio: 0.37:1
Total Number of Businesses: 1,011

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