



## Property Information

Located at 3123 Gulf Breeze Parkway, the Funplex Building is an appealing two and half story structure boasting a total area of 30,062 square feet. This building features a stylish stucco exterior combined with a durable metal roof. It also encompasses a finished basement that measures 5,165 square feet and is climate-controlled.

Within the southeast corner of the basement, there is a spacious area of approximately 3,902 square feet that offers an impressive eave height of 23 feet. The remaining 1,263 square feet consists of single-story spaces that are utilized for party rooms.

On the main floor, you'll find 10,497 square feet of temperature-regulated finished space, characterized by a ceiling height of ten feet. Meanwhile, the second floor offers a generous 14,400 square feet of finished area, accompanied by a ceiling height of about 30 feet.

## Highlights

- 30,062 SF Multi Story Building
- Built in 2008
- Competitive Residential and Retail Market

**For more information,  
please contact:**



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## Information

- 30,062 SF Multi Story Building
- 2.5 Story Building
- 1.8 AC
- Zoned HCD
- 189 FT Frontage
- Dimensions 189' x 412'
- Built in 2008
- Wet Sprinkler System
- Security System
- Fluorescent Lighting
- Building Efficiency Ratio 100%
- Parking 65 spaces
- Established Landscaping
- Efficient Floor Plan

Situated in a sought after area of Gulf Breeze, where there is a high demand for commercial real estate for lease or purchase, but a very limited supply. 3123 Gulf Breeze Parkway has been crafted from high-quality materials and meticulously maintained. With 190 feet of street frontage, it enjoys excellent visibility to the 40,500 vehicles that drive by each day.

**For Sale**    \$4,850,000

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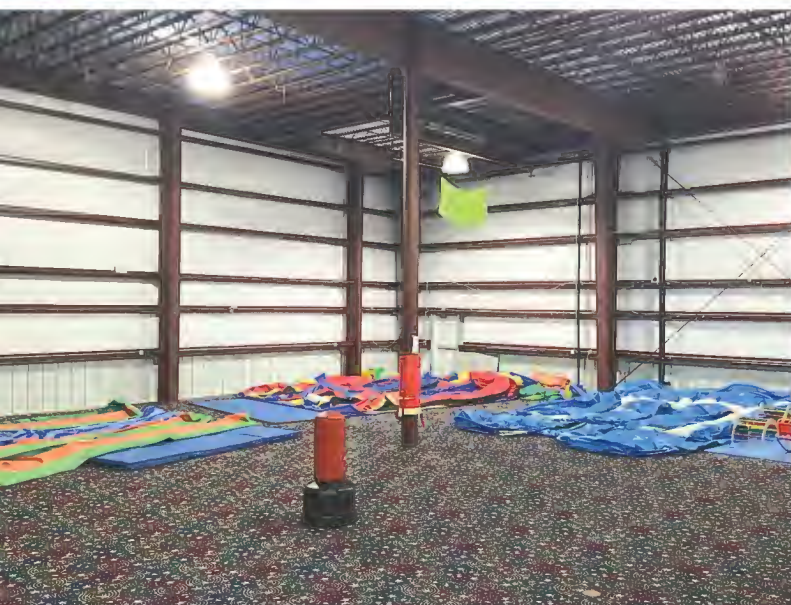
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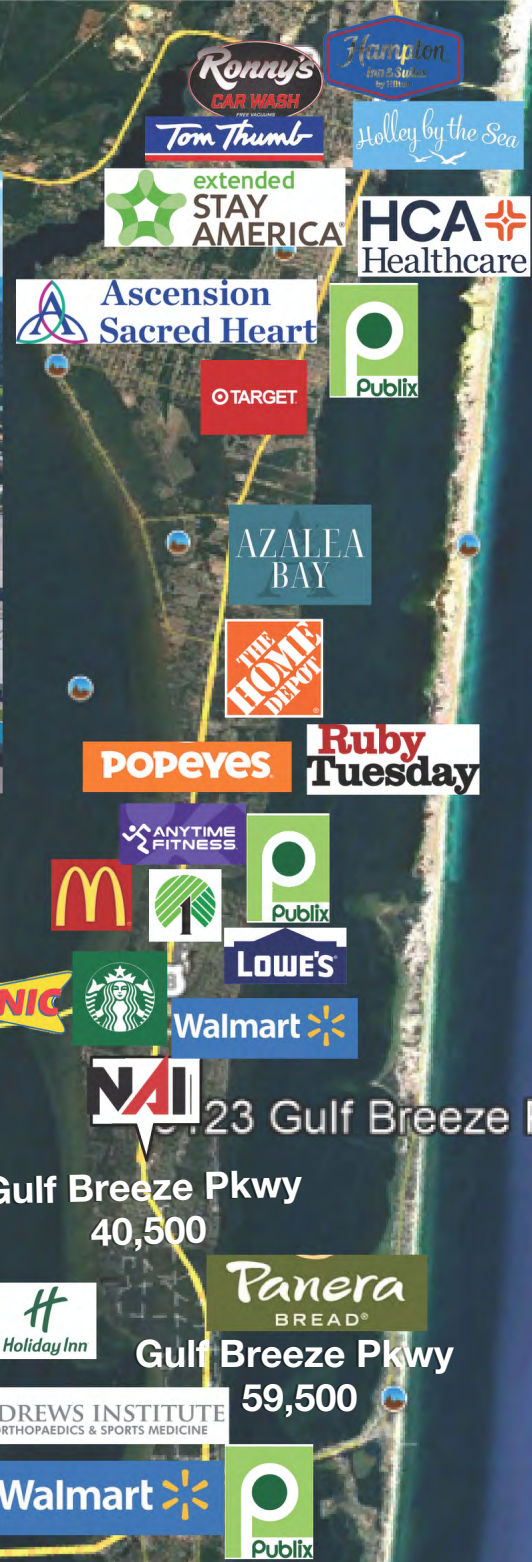
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## Demographics

	3 Mile	5 Miles	10 Miles
<b>Total Businesses</b>			8,037
<b>Total EMP</b>			86,503
<b>Total Sales 2024</b>			\$10,942,049,000
	3 Mile	5 Miles	10 Miles
<b>Population</b>			
<b>Total Population</b>	17,177	24,080	114,149
<b>Average Age</b>	43	39.9	39.1
	1 Mile	3 Miles	5 Miles
<b>Households &amp; Income</b>			
<b>Total Households</b>	13,755	32,753	105,931
<b>Average HH Income</b>	\$126,617	\$144,479	\$148,511

\*DESCRIPTION UPDATE FOR 2022\* COM AT SW CORN OF GOV LOT 5 OF SECTION 30 TOWNSHIP 2 SOUTH RANGE 28 WEST TH N 88°56'54" E 268 FT TO POB TH CONT 157.05 FT TH N 01°03'0 6" W 412.13 FT TO SLY R/W OF HWY 98 TH S 80°14'44" W 189.91 FT TH S 00°47'22" W 333.69 FT TH N 88°56'54" E 43 FT TH S 00°47'22" W 50 FT TO S LINE OF LOT & POB AS DES IN OR 4339 PG 494



The Gulf Breeze region is a highly desirable market for both residential and commercial properties, with limited available land for development. The current median home price in this area stands at \$394,185, significantly higher than the national median of \$355,577. Over the next five years, this median value is anticipated to increase by an annual rate of 3.72%, potentially reaching \$473,266. Gulf Breeze Parkway serves as a key retail artery, accommodating approximately 59,000 vehicles per day. It features major retailers like Publix, Walmart, and Lowe's alongside popular dining options such as Panera and Chick-fil-A, as well as various well-known national brands. To the east of Gulf Breeze proper, developers have faced swift absorption rates for lot sales and new subdivisions.

5723 Gulf Breeze Pkwy

Gulf Breeze Pkwy  
40,500

Gulf Breeze Pkwy  
59,500