

FOR SALE - \$1,800,000

480 MARY ESTHER BLVD - FORT WALTON BEACH, FL

ESTABLISHED TURNKEY 6,380 SF RESTAURANT

IN A HIGH-DEMAND FORT WALTON BEACH CORRIDOR



NBI
PROPERTIES INC.

PROPERTY HIGHLIGHTS

480 Mary Esther Boulevard offers a 6,380 square foot, turnkey restaurant opportunity along one of Fort Walton Beach's most heavily traveled corridors. Currently operating as El Paso Mexican Restaurant, the property is being offered with all furniture, fixtures, and equipment (FFE) included, allowing for immediate continued operation or an easy transition to a new concept. The property sits on a 0.78-acre parcel with excellent visibility, strong frontage on Mary Esther Boulevard, and ample parking. Located near Hurlburt Field Air Force Base, the site benefits from consistent traffic generated by military personnel, contractors, and surrounding residential communities. Well-suited for a full-service restaurant or alternative food-and-beverage use, this offering is ideal for an owner-operator or investor seeking a high-exposure, move-in-ready asset in a proven Fort Walton Beach retail corridor.unity in the Fort Walton Beach market.



Property Type - Retail/Restaurant
Building SF - 6,380 SF
Acres - 0.78

Building Class - B
Parking - 35 Spaces
FFE - Included



LOCATION HIGHLIGHTS

▶ PRIME MARY ESTHER BOULEVARD FRONTAGE

POSITIONED ALONG ONE OF FORT WALTON BEACH'S MAIN COMMERCIAL CORRIDORS WITH STRONG DAILY TRAFFIC, EXCELLENT VISIBILITY, AND EASY ACCESS

▶ MINUTES FROM HURLBURT FIELD AIR FORCE BASE

CLOSE PROXIMITY TO HURLBURT FIELD AFB, A MAJOR REGIONAL EMPLOYER SUPPORTING A CONSISTENT CUSTOMER BASE OF MILITARY PERSONNEL, CIVILIAN EMPLOYEES, AND CONTRACTORS

▶ SURROUNDED BY ESTABLISHED RETAIL

NEARBY RETAILERS AND DESTINATIONS INCLUDE WALMART SUPERCENTER (MARY ESTHER), PUBLIX SUPER MARKET, LOWE'S HOME IMPROVEMENT, HOME DEPOT, AND SANTA ROSA MALL, DRIVING STEADY CONSUMER TRAFFIC TO THE AREA

▶ DENSE RESIDENTIAL TRADE AREA

SERVES SURROUNDING COMMUNITIES INCLUDING FORT WALTON BEACH, MARY ESTHER, NAVARRE, AND NEARBY RESIDENTIAL NEIGHBORHOODS, SUPPORTING STRONG LUNCH AND DINNER DEMAND

▶ TOURISM & BEACH ACCESS

CONVENIENT ACCESS TO OKALOOSA ISLAND, AREA BEACHES, AND REGIONAL DESTINATIONS ALONG THE EMERALD COAST, CAPTURING BOTH LOCAL AND VISITOR TRAFFIC

▶ EXCELLENT ACCESSIBILITY & PARKING

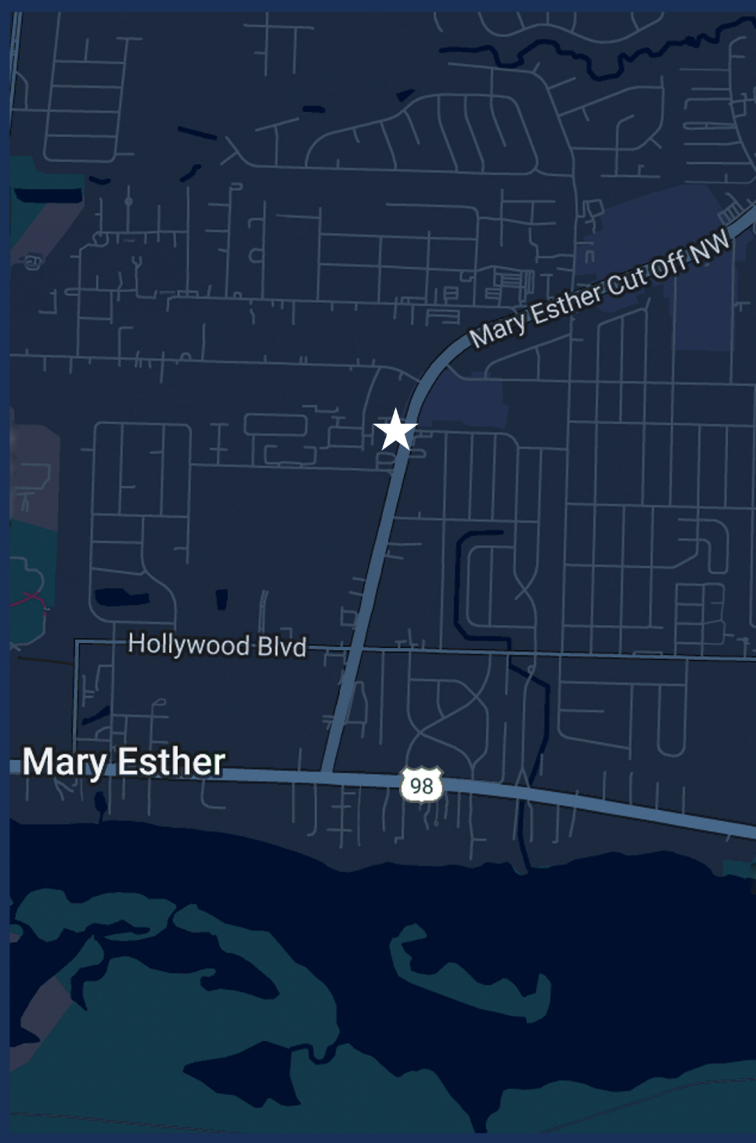
STRONG INGRESS AND EGRESS FROM MARY ESTHER BOULEVARD WITH AMPLE ON-SITE PARKING AND HIGH VISIBILITY FOR SIGNAGE

▶ REGIONAL CONNECTIVITY

NEAR U.S. HIGHWAY 98, PROVIDING EFFICIENT EAST-WEST TRAVEL THROUGHOUT FORT WALTON BEACH, DESTIN, AND NAVARRE

▶ PROVEN COMMERCIAL CORRIDOR

LOCATED IN A WELL-ESTABLISHED RETAIL AND RESTAURANT AREA WITH LONG-TERM DEMAND AND CONTINUED GROWTH







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NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.