

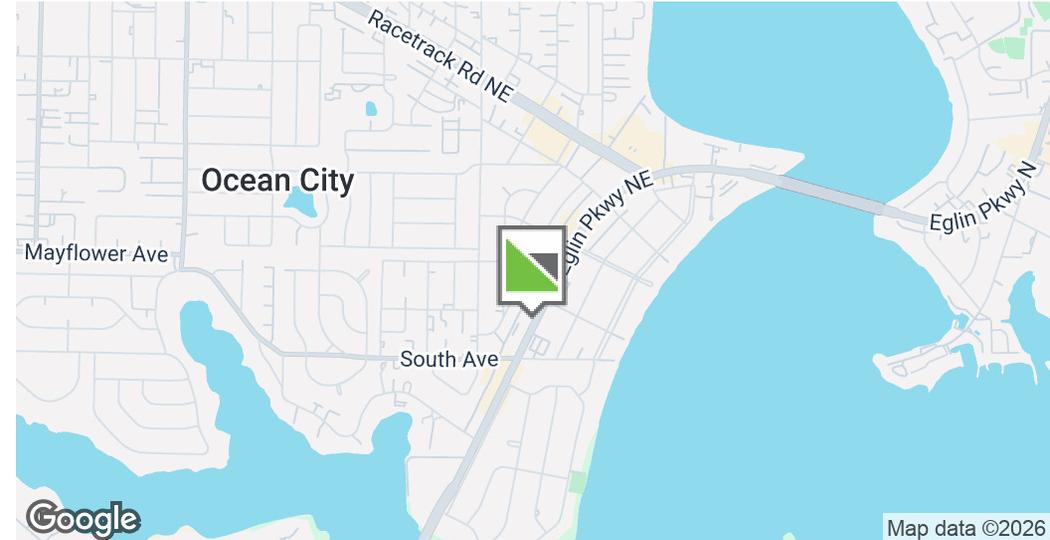
4,300SF RESTAURANT/ CATERING FACILITY

350 Eglin Pkwy NE, Fort Walton Beach, FL 32547

RETAIL PROPERTY FOR SALE

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	4,357 SF
Lot Size:	0.5 Acres
Number of Units:	1
Price / SF:	\$298.37
Year Built:	1955
Renovated:	2022
Zoning:	C-3
Market:	Fort Walton Beach

PROPERTY OVERVIEW

Available for purchase- 4300 sf turnkey catering facility located in Fort Walton Beach FL. This property was totally renovated in 2021 and could easily be converted to a restaurant space. The building features: concrete block construction, standing seam metal roof, 3 phase power and 32 tons of HVAC. All attached equipment is included in the sale of the property. The average daily traffic count for 350 Eglin Parkway is 42,000 vehicles per day and this property provides 26 parking spaces with an additional 18 overflow parking spaces.

PROPERTY HIGHLIGHTS

- Recently Renovated
- Turnkey Facility
- Immediate Occupancy

For More Information:

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PAGE 1

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ADDITIONAL PHOTOS



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PAGE 2

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PAGE 3

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PAGE 4

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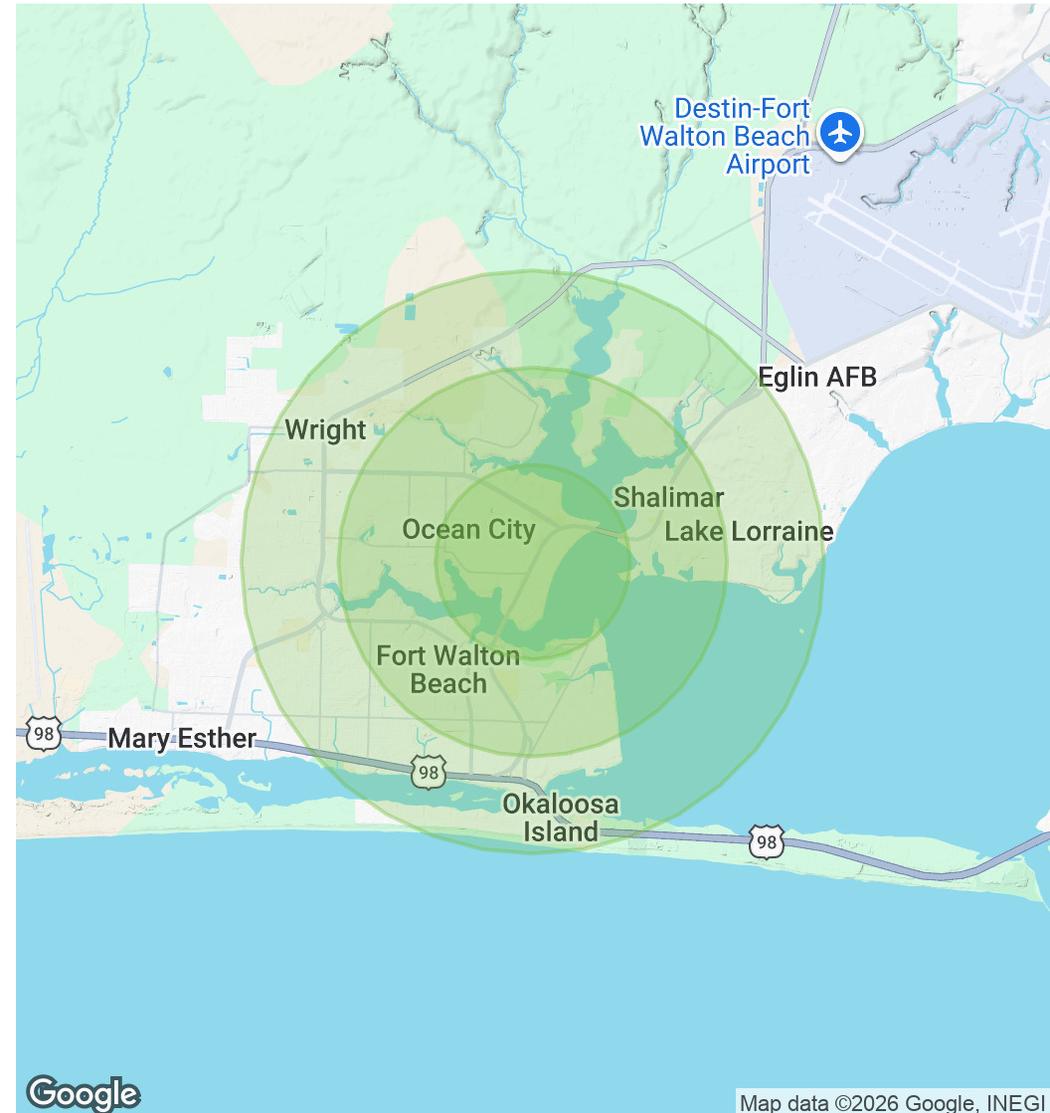
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,778	31,979	55,737
Average Age	37.3	39.6	40.6
Average Age (Male)	35.9	37.8	38.0
Average Age (Female)	38.1	40.8	42.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,390	13,315	23,778
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$98,115	\$96,329	\$93,644
Average House Value	\$390,856	\$367,468	\$353,079

2023 American Community Survey (ACS)



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