

SUMMARY

RETAIL COMPETITION

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- 3,554 SF

PROPERTY DESCRIPTION

Premier leasing opportunity located at 550 Highway 85 in Niceville, FL. This exceptional property boasts modern architecture, spacious floor plans, and state-of-the-art amenities designed to elevate the tenant's experience.

The available space features four private offices, a welcoming reception area with an adjacent waiting room, four bathrooms, a dedicated treatment room, and a generously sized breakroom. At the center of the suite is a spacious open area, which provides ample flexibility for the installation of partitioning walls to accommodate a variety of layout preferences.

With ample parking, high visibility, and easy access to major roadways, the property offers unparalleled convenience for both tenants and visitors. The thoughtfully crafted interior spaces provide flexibility and sophistication, catering to a variety of medical and office needs. From its strategic location to its impressive curb appeal, this property embodies the perfect blend of functionality and style, making it the ideal choice for businesses seeking a distinguished and dynamic environment to thrive.

LEASE RATE

- \$26.50 SF/yr (MG)

TRAFFIC COUNT (ADT 2025)

- College Blvd: 11,200
- SR-85: 14,000



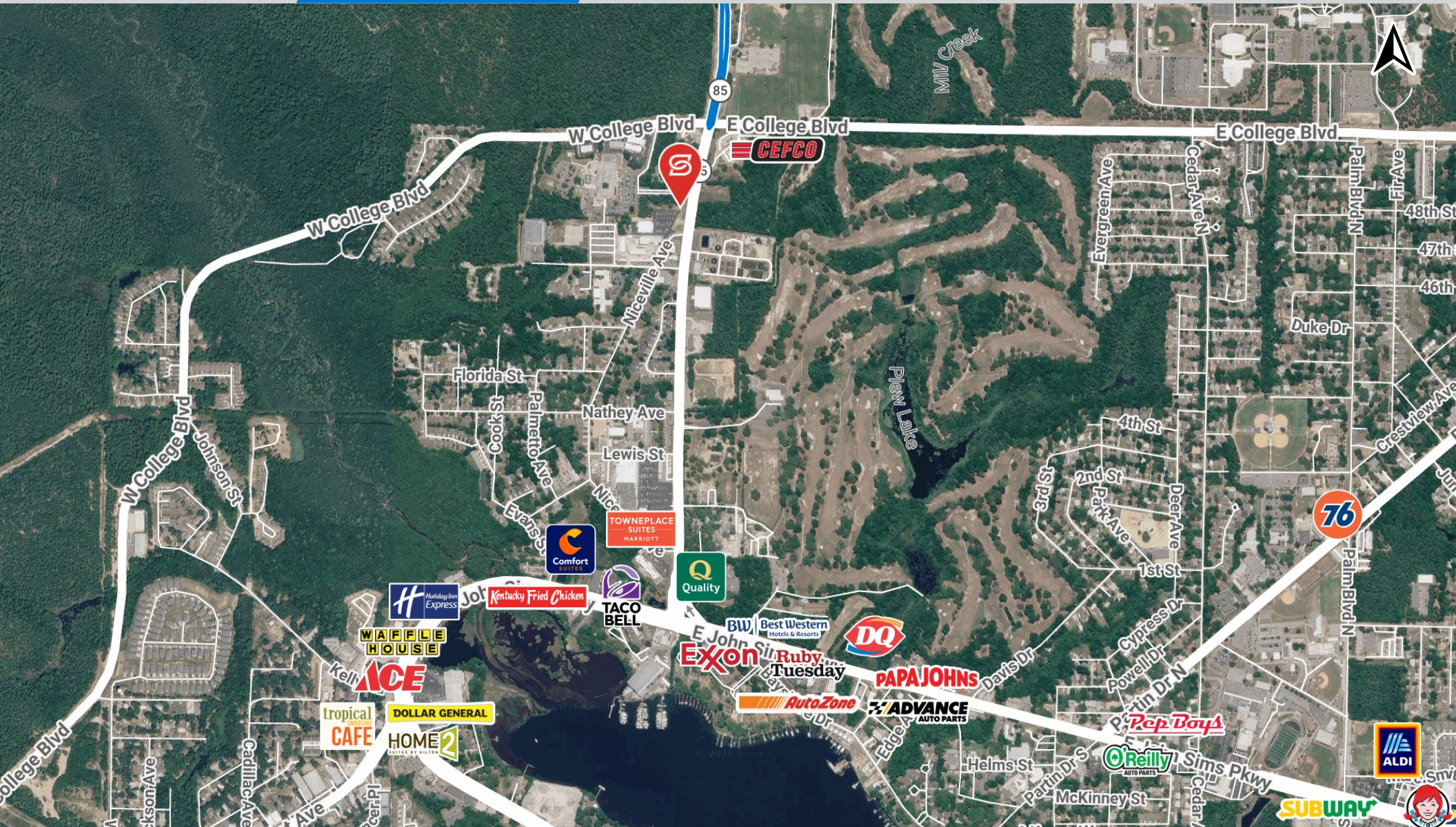
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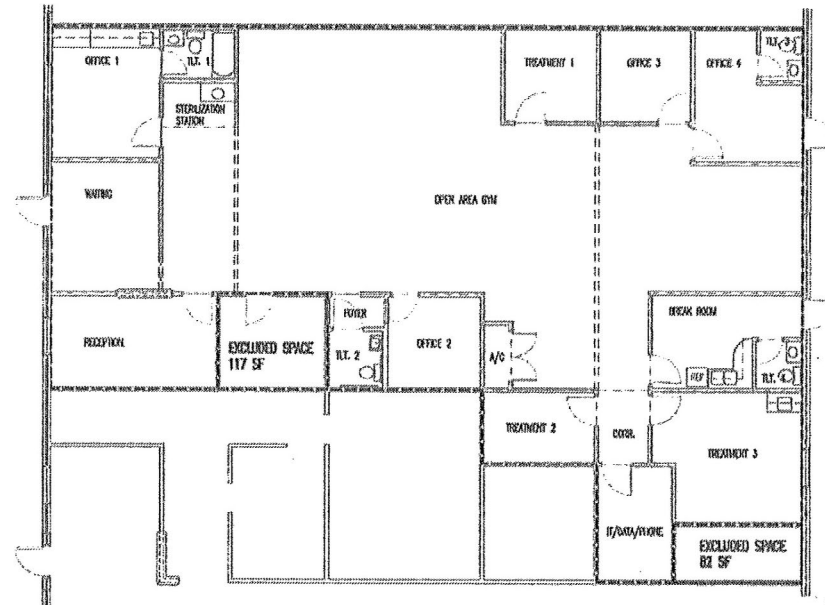
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TOTAL LEASEABLE AREA
3,544 SF



550 TWIN BEACH BLVD. - SUITE B
NICEVILLE, FLORIDA
FLOOR PLAN

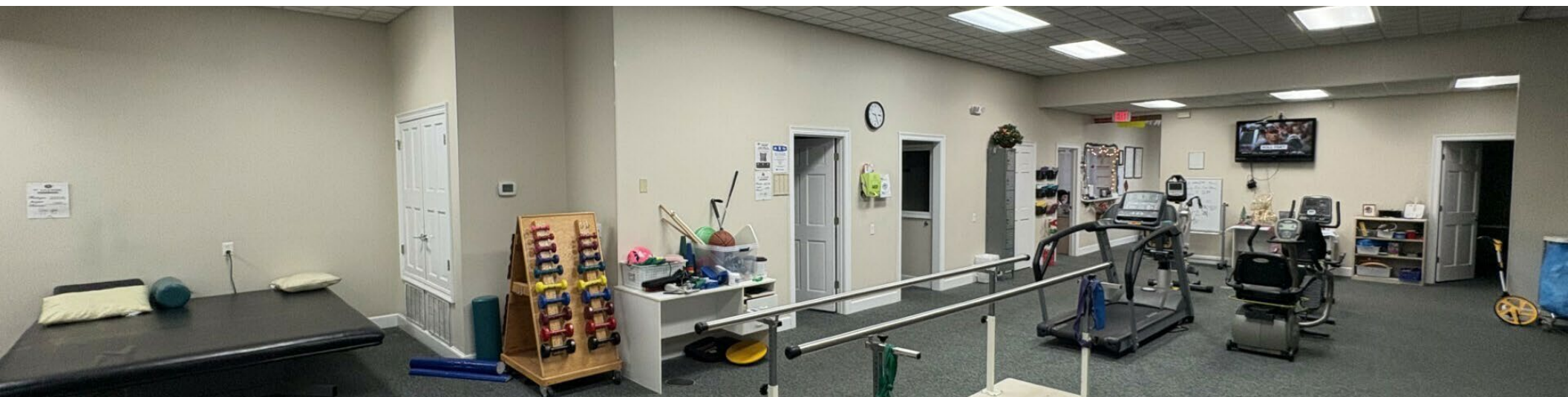
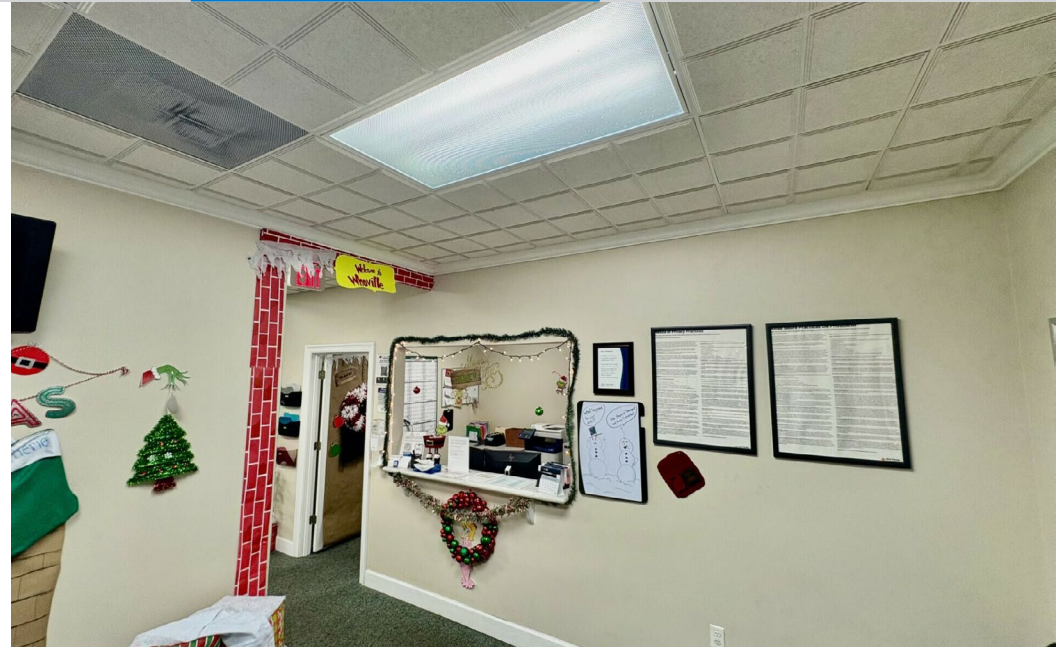
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stirling

THOMAS MCVOY

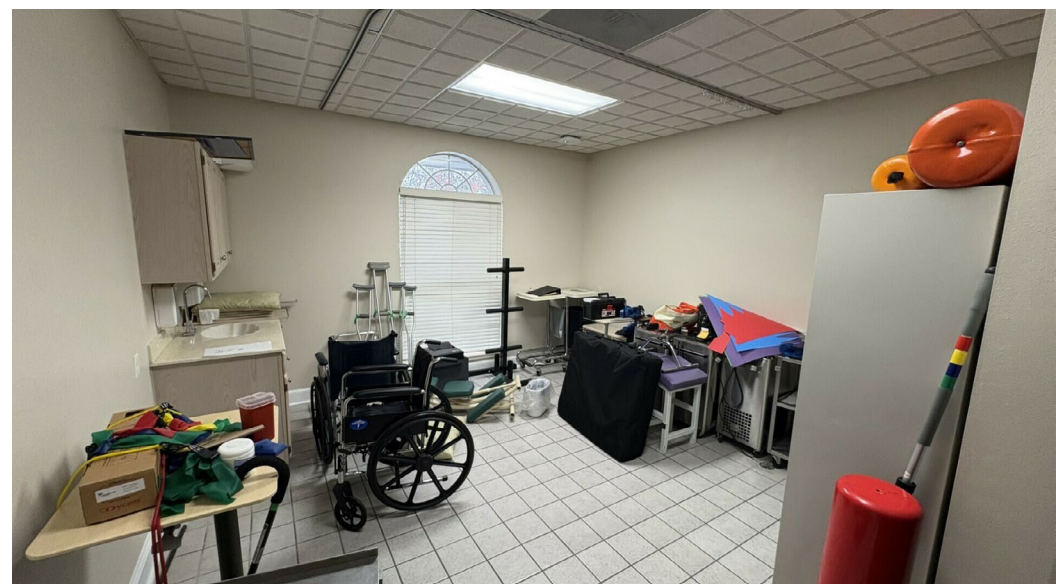
Office: 850-477-7044

Direct: 850-516-2208

tmcvoy@stirlingprop.com

OFFICE BUILDING FOR LEASE

550 Florida 85, Niceville, FL



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2026 DEMOGRAPHICS



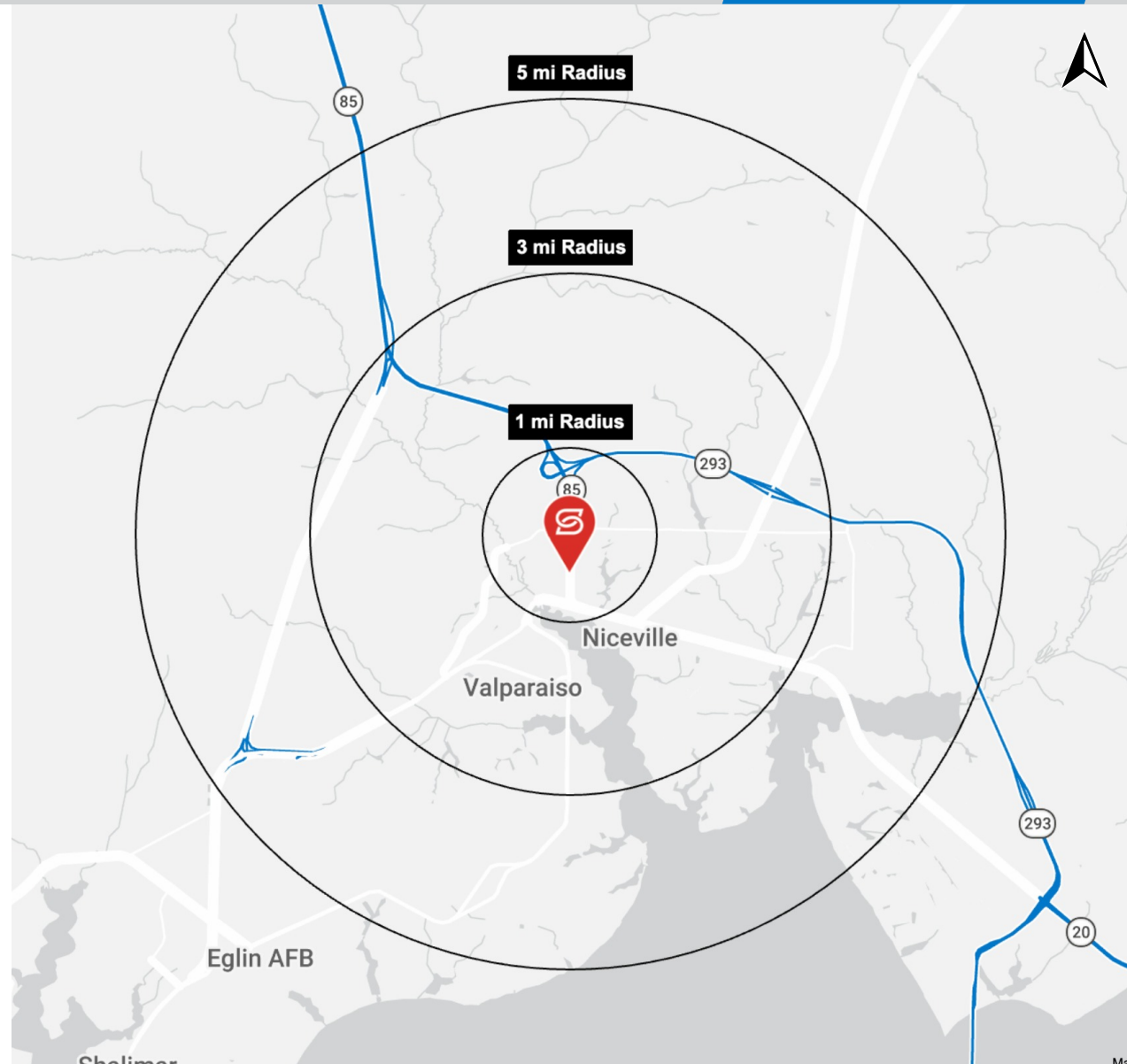
1 MILE	3 MILE	5 MILE
2,161	18,704	28,710

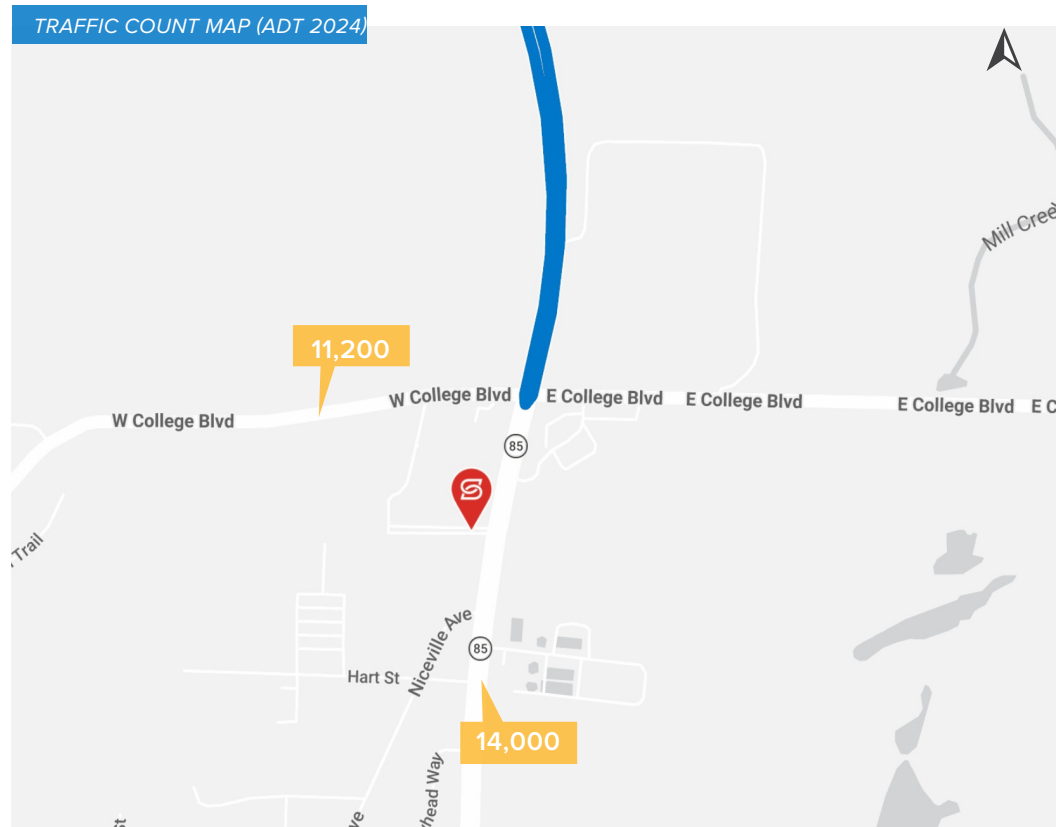
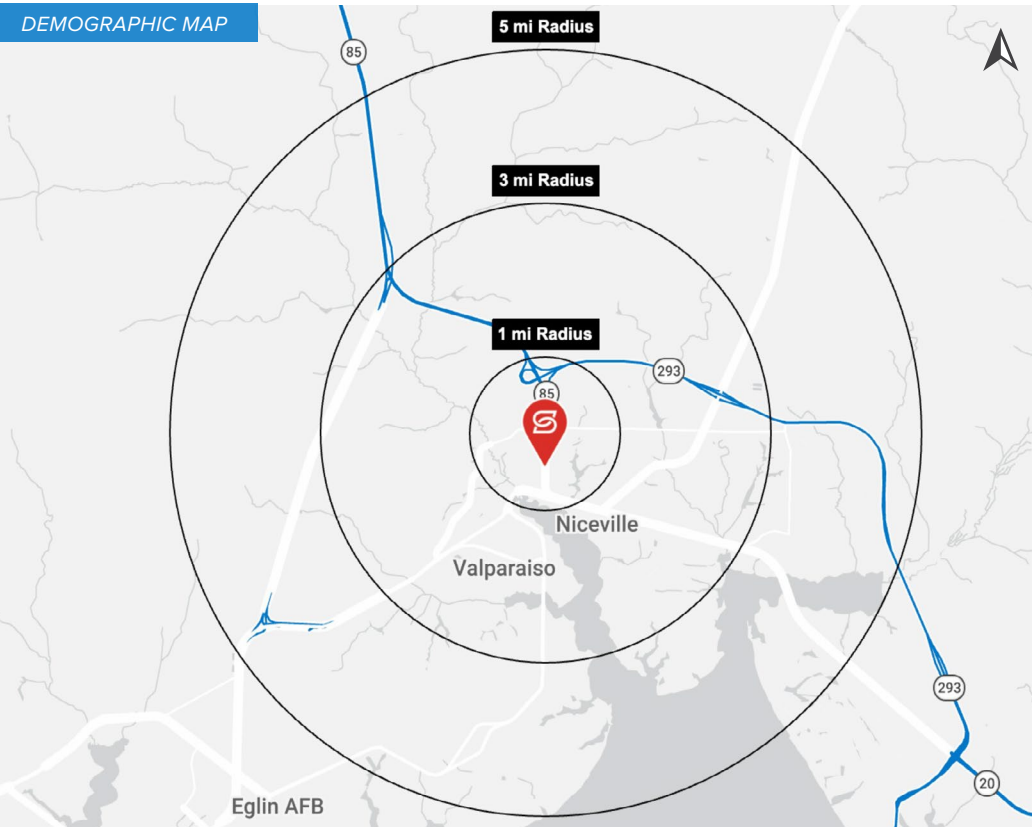


1 MILE	3 MILE	5 MILE
\$110,911	\$125,488	\$137,139



1 MILE	3 MILE	5 MILE
967	7,698	11,438





2026 DEMOGRAPHICS



POPULATION

1 MI	3 MI	5 MI
2,161	18,704	28,710



AVG. HH INCOME

1 MI	3 MI	5 MI
\$110,911	\$125,488	\$137,139



HOUSEHOLDS

1 MI	3 MI	5 MI
967	7,698	11,438