

OFFICE BUILDING FOR SALE
JUNE 2024

GULF BREEZE MEDICAL OFFICE

1645 NANTAHALA BEACH RD
GULF BREEZE, FL



stirling



OFFERING SUMMARY

Sale Price:	\$1,292,000
Building Size:	4,329 SF
Lot Size:	1.1 Acres
Price / SF:	\$298.45
Year Built:	2017
Zoning:	PBD

PROPERTY OVERVIEW

Built in 2017, 1645 Nantahala Beach Road consists of 4,329 square feet of medical office. The building features a security system that protects both front and rear access, with recently expanded parking available on both sides, along with longer sidewalks. The large reception/waiting area creates a welcoming environment for patients. There are two bathrooms. Currently, the building consists of 10 office exam rooms, many are equipped with sinks and room to add additional exam rooms or private offices. The core of the building is primarily set up for administration, storage, and the reception desk. Recent renovations include exterior gutters, fresh paint, and cement coating.

LOCATION OVERVIEW

Conveniently situated near Hwy 98/Gulf Breeze Parkway, with an annual average daily traffic of 35,500 vehicles (FDOT 2023). Across the street from Pensacola State College - South Santa Rosa Center Campus. Strategically positioned between Ascension Sacred Heart Urgent Care - Tiger Point and Santa Rosa Medical Group - Navarre Primary Care. Numerous medical labs within a short drive. One of the fastest-growing areas in the MSA.

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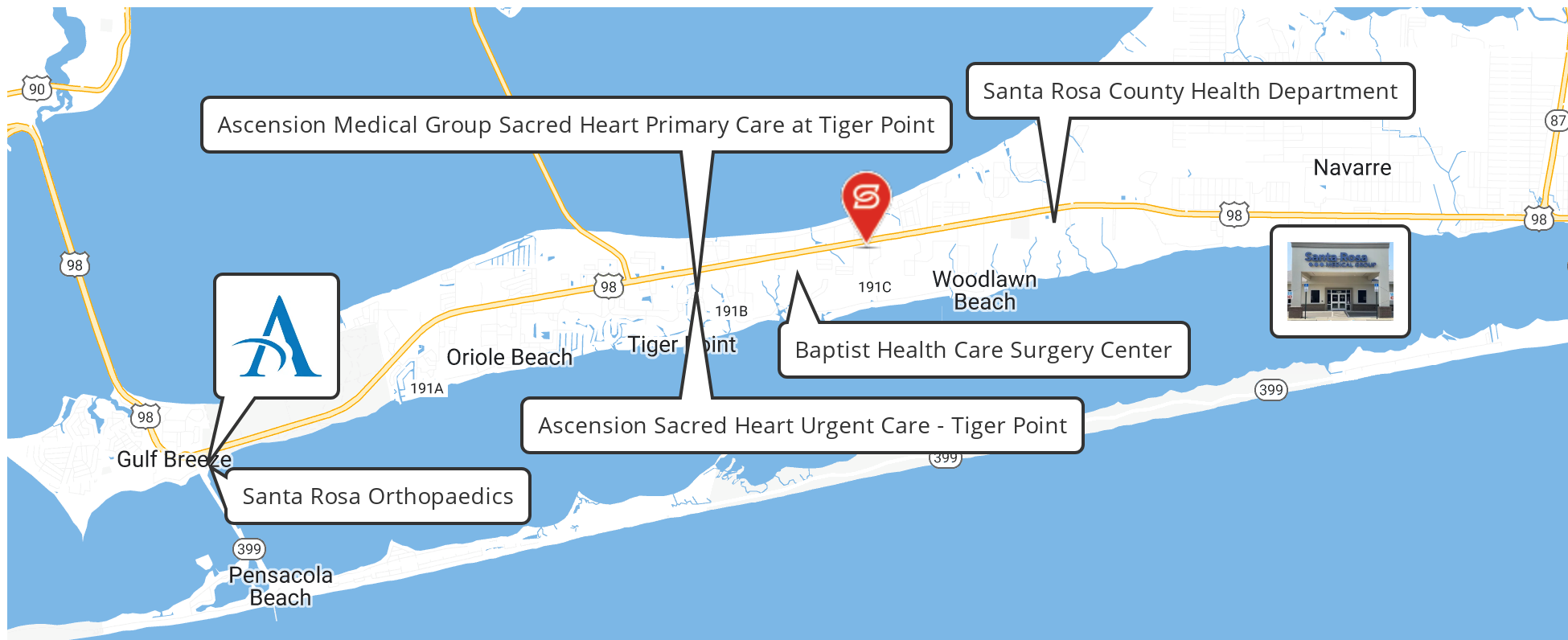
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Map data
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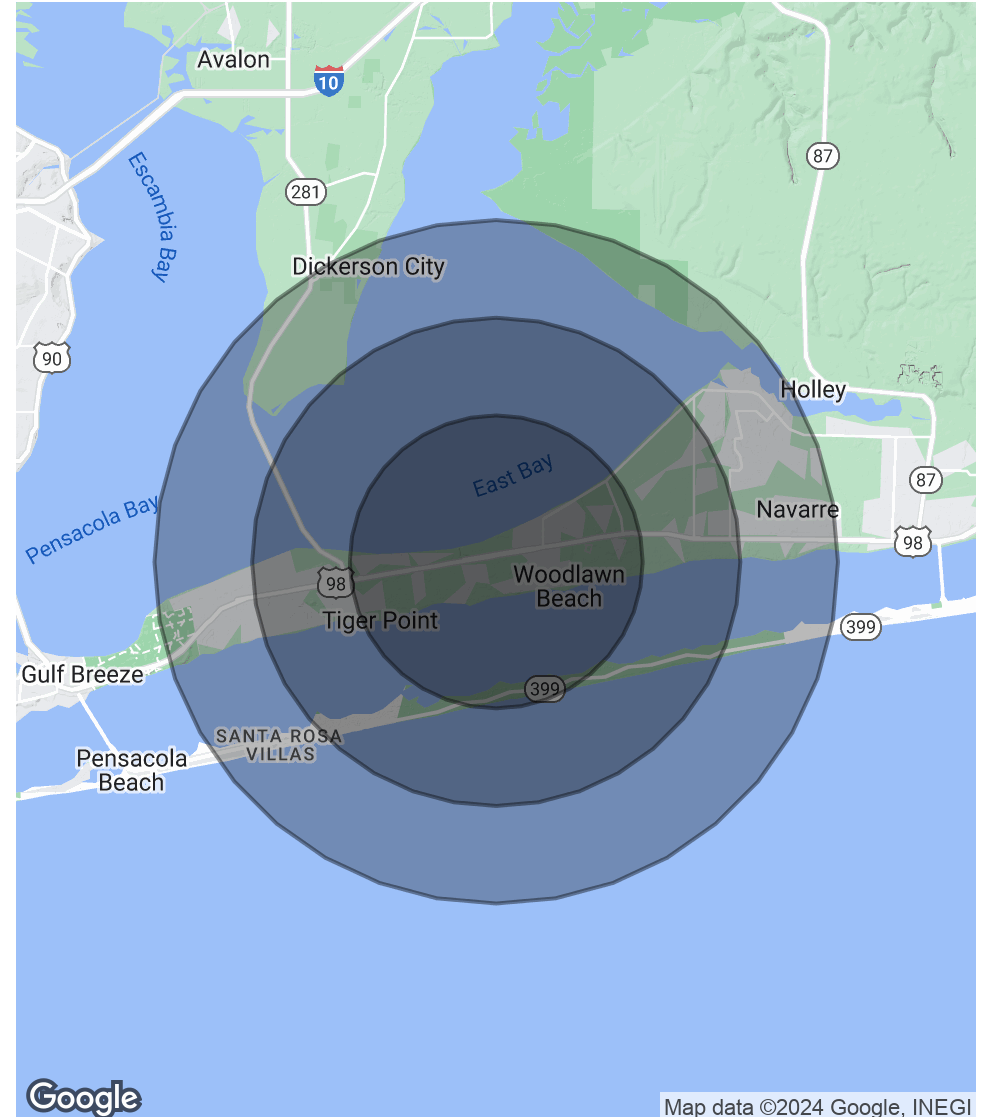
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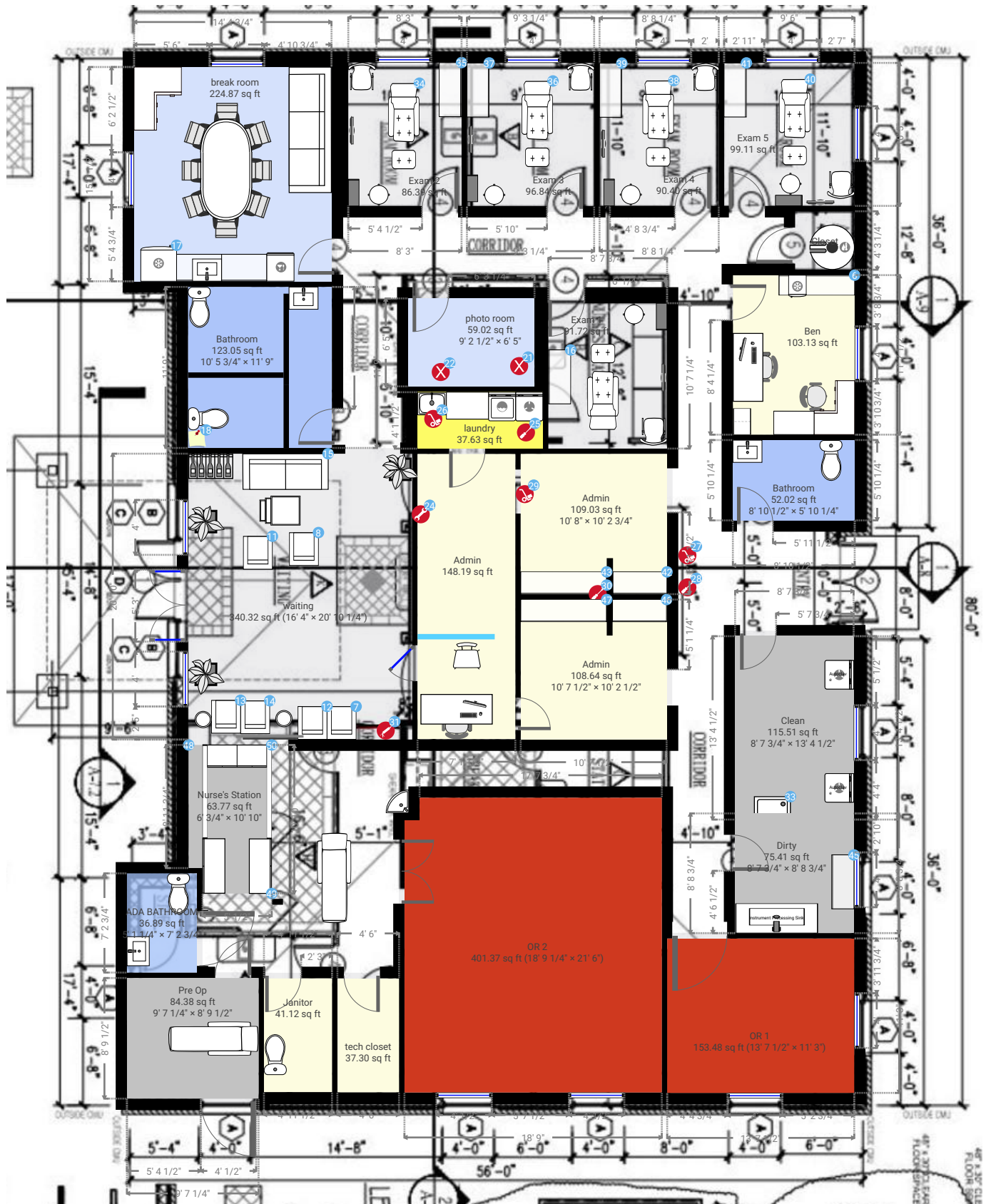
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	13,262	27,478	50,600
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	5,275	10,902	19,681
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$119,315	\$123,501	\$126,962
Average House Value	\$495,550	\$475,049	\$466,052

Demographics data derived from AlphaMap





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