

### SUMMARY

### SITE PLAN

### LOCATION AERIAL

### DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

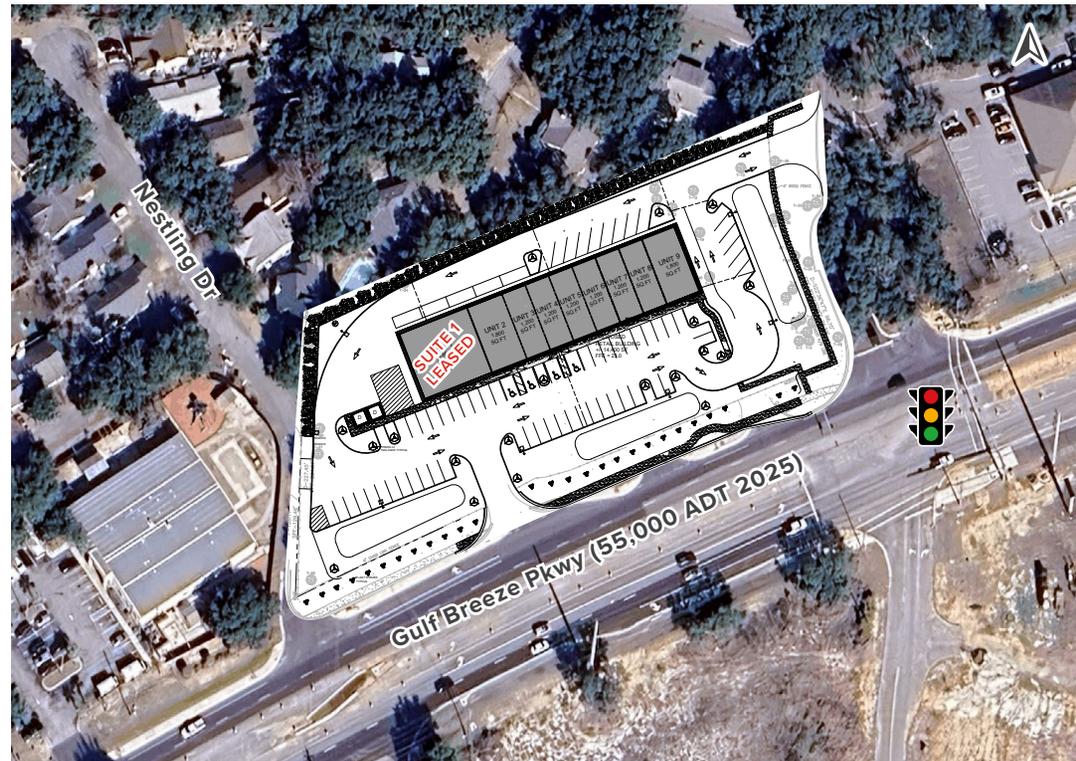
This new retail development prominently positioned at the fully signalized hard corner of U.S. Highway 98 in Gulf Breeze Pkwy. This retail development offers units for lease ranging from 1,200 SF to 1,800 SF +/- and provides unrivaled visibility, with over 50,000 vehicles passing by daily. The immediate trade area is one of Northwest Florida's most affluent, with a median household income above \$130,000 and benefiting from year-round local and tourist traffic headed for the beach. The surrounding co-tenancy includes Walmart (Supercenter & Neighborhood Market), Publix, Starbucks, Chick-fil-A, and other national brands.

### LOCATION HIGHLIGHTS

- Positioned directly on U.S. Highway 98 / Gulf Breeze Parkway
- ± 50,000 cars passing the site daily
- Just minutes from Pensacola Beach
- Offers maximum visibility along a high-traffic commercial corridor
- Surrounded by an affluent community with strong local buying power

### OFFERING SUMMARY

Available SF	1,200 - 1,800 SF
Lot Size	2.103 Acres
Building Size	10,800 SF
Year Built	Under Construction
Zoning	HCD

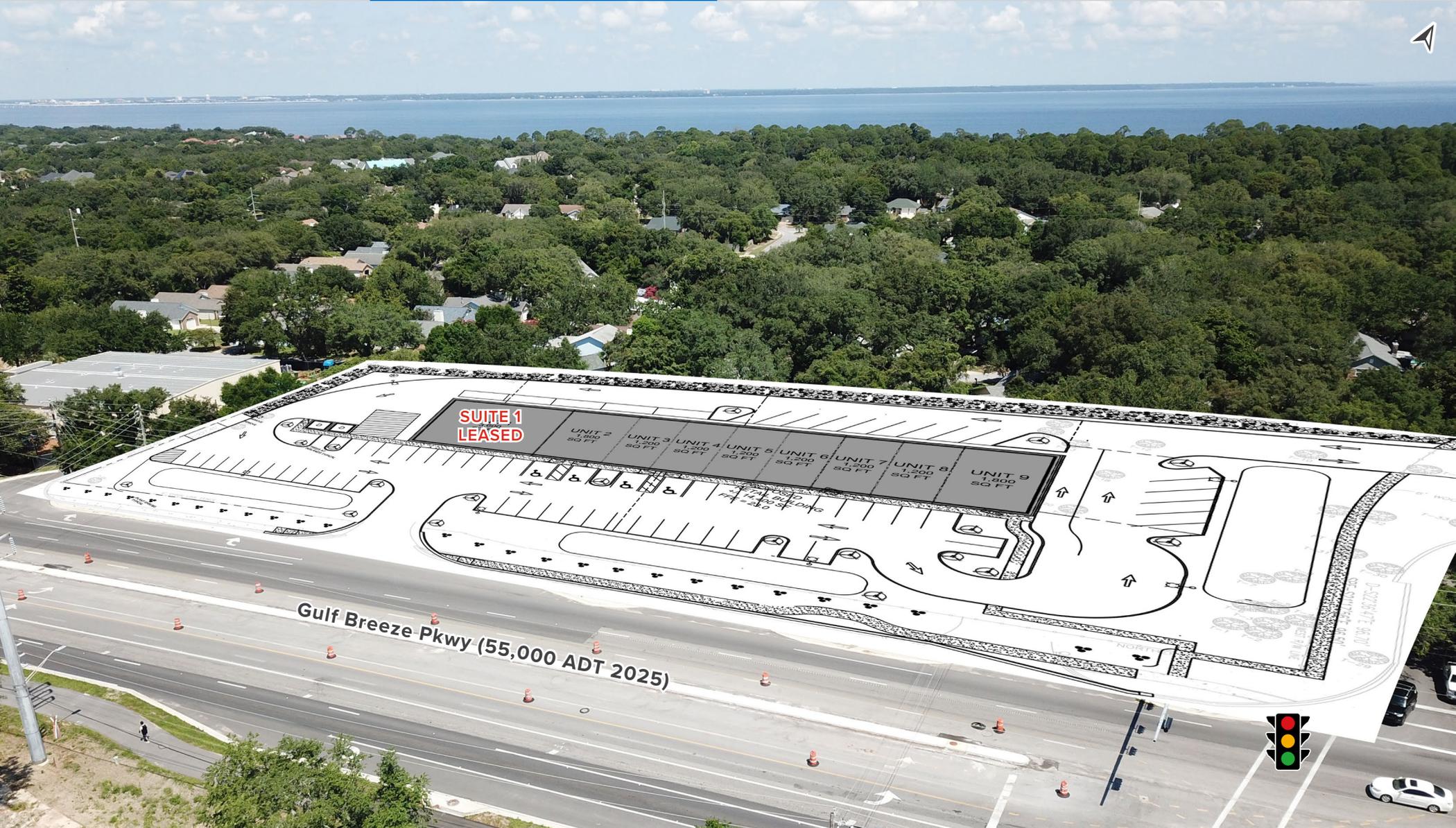


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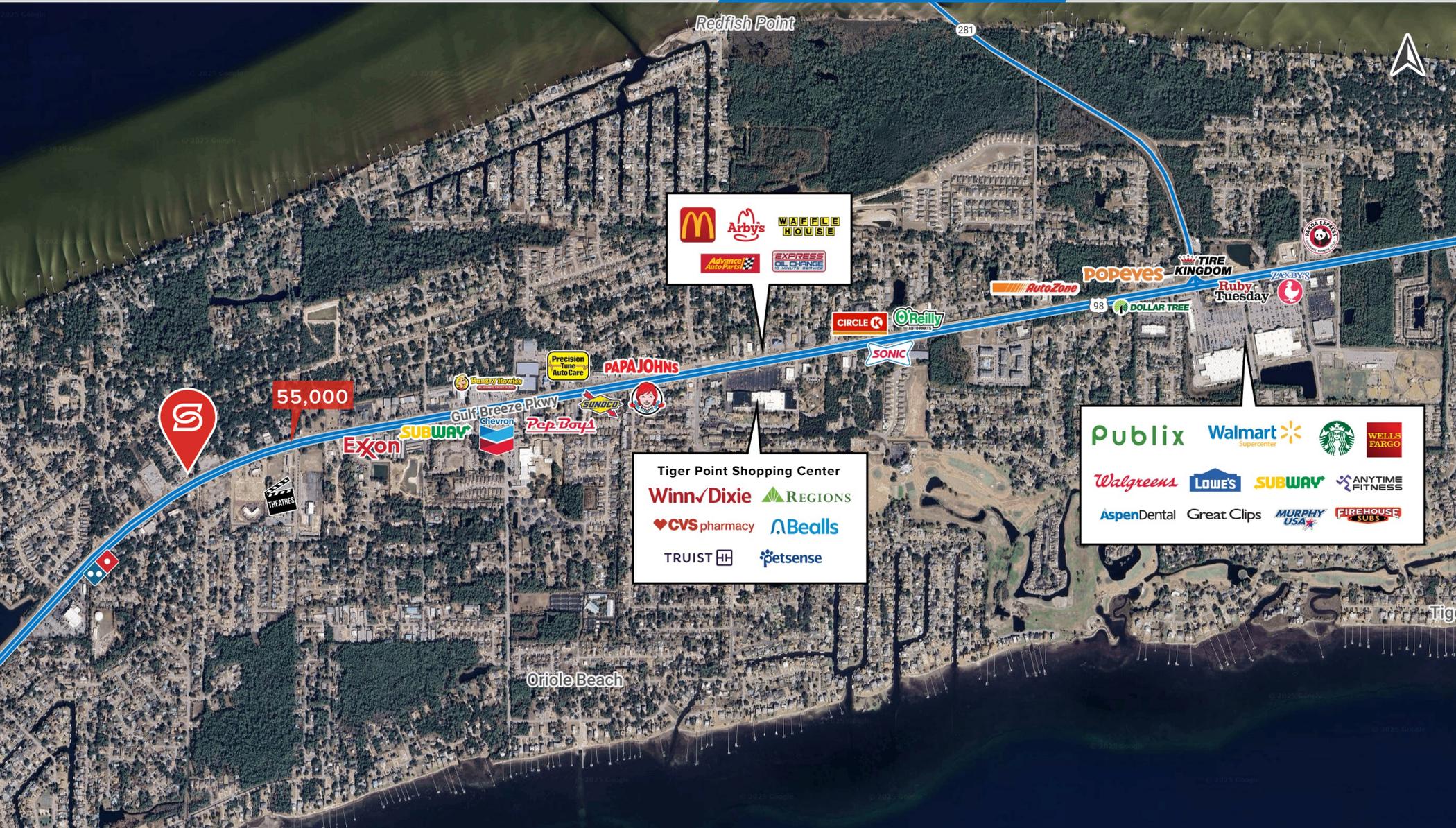


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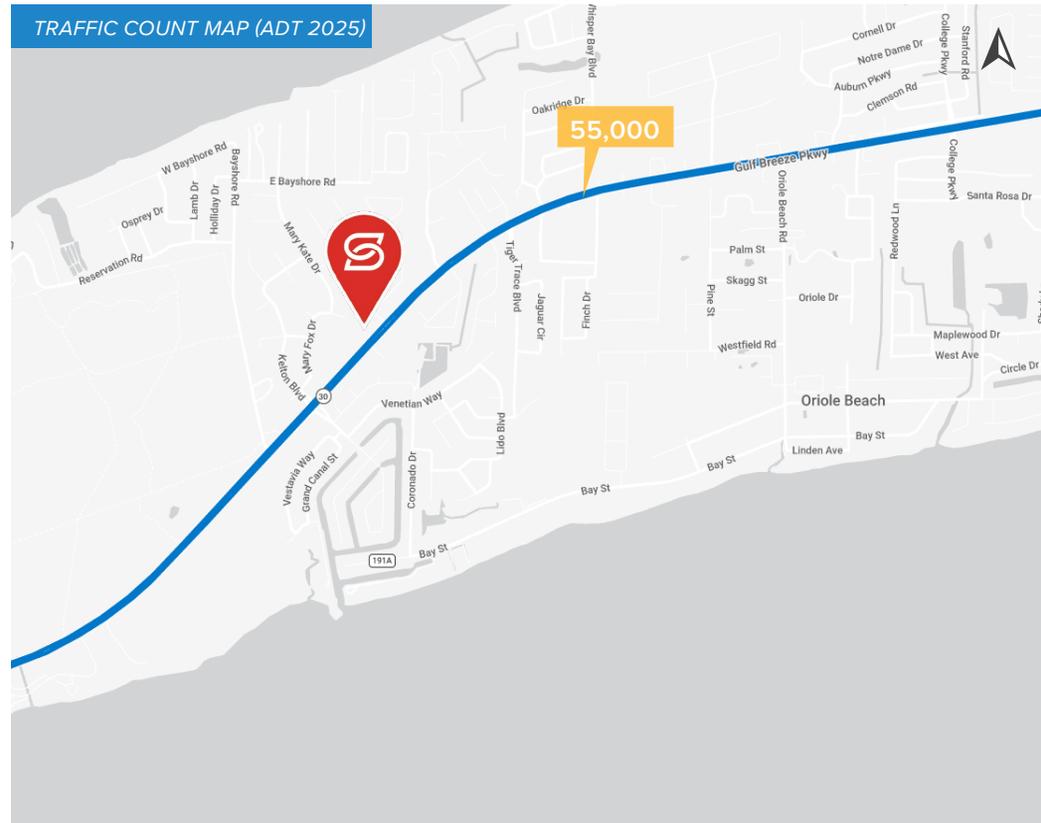
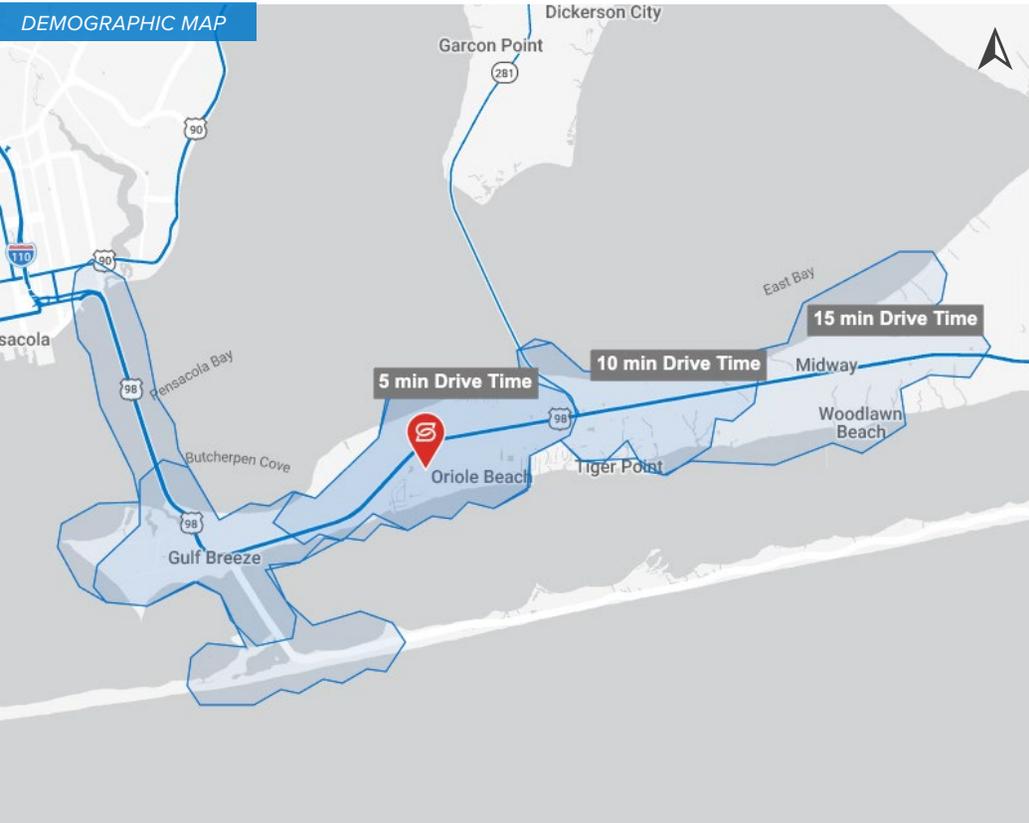


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## 2025 DEMOGRAPHICS

