

FOR LEASE

Parkman & Assoc.

NBI PROPERTIES INC
Commercial & Investment Real Estate



251 MARY ESTHER BLVD - UNIT A8 | MARY ESTHER
TURNKEY COMMERCIAL SUITE IN THE HEART OF MARY ESTHER'S RETAIL CORRIDOR



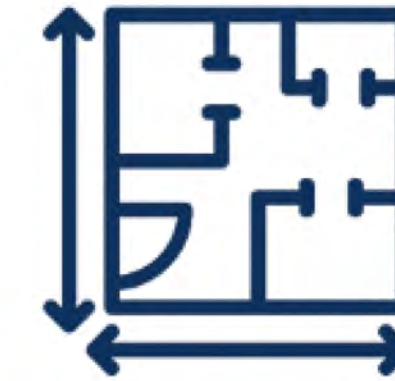
**1,200
SQ FT**



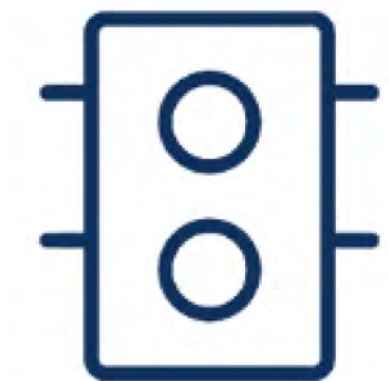
**POPULATION
70,066
<5 MILE**



**ASKING PRICE
\$15 PSF**



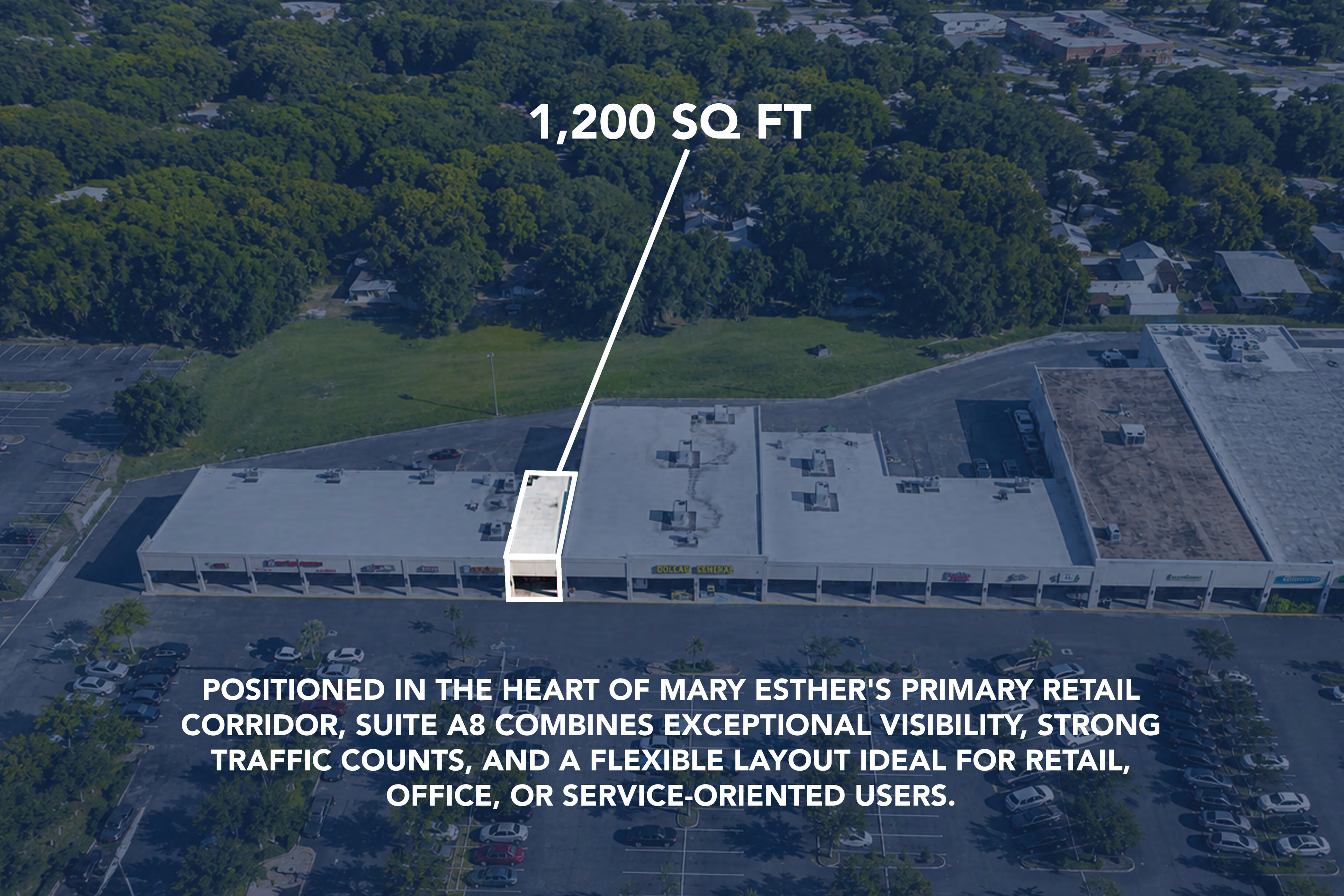
**AVERAGE HH
INCOME
\$94,554**



**AADT
22,500**

GROCERY ANCHORED

This prime commercial suite is located along the high-traffic Mary Esther Boulevard corridor, minutes from Fort Walton Beach and the Santa Rosa Mall redevelopment district. Suite A8 offers excellent visibility, easy access from US-98, and ample shared parking within a well-maintained multi-tenant center. The space features a clean storefront with large display windows, a flexible interior layout suitable for retail, office, or service-based operations, and convenient signage opportunities. Surrounded by national retailers, restaurants, and professional offices, this location benefits from strong demographics and consistent daily traffic counts exceeding 22,000 vehicles. This is ideal for owner-users or investors seeking a turnkey presence in one of Okaloosa County's most active commercial corridors.

An aerial photograph of a large, single-story commercial building with a flat roof. The building is surrounded by a parking lot in the foreground and a dense forest in the background. A white rectangular box highlights a specific unit on the building's facade. A white line extends from the top of this box, pointing towards the text '1,200 SQ FT'.

1,200 SQ FT

POSITIONED IN THE HEART OF MARY ESTHER'S PRIMARY RETAIL CORRIDOR, SUITE A8 COMBINES EXCEPTIONAL VISIBILITY, STRONG TRAFFIC COUNTS, AND A FLEXIBLE LAYOUT IDEAL FOR RETAIL, OFFICE, OR SERVICE-ORIENTED USERS.

 **SANTA ROSA MALL**
SITE REDEVELOPMENT
GROCERY-ANCHOR/MIXED-USE


BREAD®

 **STARBUCKS™**


SMOOTHIE
King.

 **TARGET®**



PAGE BACON RD

MARY ESTHER CUTOFF NW




FIRST WATCH.

 **Academy®**
SPORTS+OUTDOORS

 **LONGHORN®**
STEAKHOUSE

 **DOLLAR TREE®**
 **piggly wiggly**  **MURPHY
USA**

 **CVS**

Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate

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