

# 7.7% CAP RATE QUIETWATER BUSINESS PARK

1101 GULF BREEZE PARKWAY  
GULF BREEZE, FL 32561

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Gulf Breeze Pkwy

AADT 53,500

Pensacola Beach

Pensacola Bay Bridge

Pensacola Beach Rd

AADT 25,500

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$9,150,000
Building Size:	62,924 SF
Lot Size:	5.281 Acres
Price / SF:	\$145.41
Cap Rate:	7.71%
NOI:	\$705,855
Year Built:	1985 to 2002
Renovated:	2020
Zoning:	C-1
Market:	Pensacola
Submarket:	Gulf Breeze Proper

## PROPERTY OVERVIEW

Quietwater Business Park is located in Gulf Breeze proper at the foot of the Pensacola Beach Bridge [aka Bob Sikes Bridge].

It consists of 6 buildings totaling 62,924 SF sitting on over 5 acres. Each building houses elevators, fire suppression, and class A office space. This park is professionally managed by Blue Property Management. This office park is directly across the street from Baptist Hospital and the famed Andrews Institute. In less than 1/2 Mile you have all of the prime retail in Gulf Breeze including Publix, Wal-Mart, Neighborhood Shops, and quick service restaurants including Whataburger, McDonald's, Chick Fil A, Dunkin Donuts, Starbucks, and more.

## PROPERTY HIGHLIGHTS

- 5 Acre Campus
- 6 Office Buildings
- Located in Gulf Breeze Proper
- Elevators in All Buildings

# Rent Roll



SUITE	TENANT NAME	SIZE SF	LEASE END
B1-110	Titanium Wireless	1,220 SF	11/30/29
B1 -130	ASB Financial	3,842 SF	6/30/27
B1-140	Titanium Wireless	6,275 SF	11/30/29
B1-352	Gulf Breeze Treatment	261 SF	4/30/28
B1-356	Jennifer Schade	192 SF	01/31/28
B1-358	Loaded ATM Services	192 SF	4/7/26
B1-380	Clay Consulting LLC	3,837 SF	8/31/29
B1- Floor 2	Circle K	14,832 SF	7/1/31
B2-3	Corehealth	1,634 SF	4/30/27
B2-4	Maitri Counseling Center	1,634 SF	3/31/26
B3-5	Columbia Engineering & Services	911 SF	3/31/26
B3-6	Godwin Van Camp Inc	711 SF	4/30/28
B3-7	Structural Forensics Experts	1,646 SF	12/31/26
B4	Federal Investigative Services	2,161 SF	12/31/26
B5-11	Path of Joyfulness	711 SF	9/30/26
B5-13	Crystallized Beauty	751 SF	1/31/26
B5-14	A Trusted Nurse Practitioner	895 SF	-
<b>TOTALS</b>		<b>41,705 SF</b>	

# Market Summary



## PENSACOLA, FL

Pensacola is the oldest city in the country, established in 1559. Tourists flock to the city, averaging around 2 million people per year, and over \$800 million dollars in spending. Local Escambia County businesses receive \$107 for every \$1 invested in Pensacola tourism promotion. Pensacola is home to the headquarters of Navy Federal Credit Union with a campus of 10,000 employees, the Naval Air Station with 16,000 stationed military, and the budding industry of Tesla and GE. One of several local colleges is the University of West Florida which brings in \$1.1 billion dollars in total annual sales for the regional economy.

## GULF BREEZE, FL

Gulf Breeze was incorporated in 1961. Gulf Breeze is home to the internationally recognized Andrews Institute of Orthopaedics & Sports Medicine, Baptist Hospital, and a large number of residential condos and beach homes. With the beach right around the corner, bistros, restaurants, and tourist attractions, this city is a proud place for residents and business owners to call home. The population estimate in 2019 was 6,900 with a median household income of \$92,267. Gulf Breeze is also a conservation area with over 1,300 acres of protected live oaks in Naval Live Oak Reservation National Park and 3 protected bayous.

## PENSACOLA BEACH, FL

Pensacola Beach not only boasts the sugar-white beach, but historic sites including the National Parks services involving the Isle of St. Rose, Ft. Pickens, and the Island Cross. Pensacola Beach has been named in the Top 10 Prettiest Beaches in the United States countless times. This area attracts millions of tourists which keeps businesses on the beach booming. Pensacola Beach has the Pensacola Boardwalk, which includes many shops, restaurants, and the Pensacola Beach Pier. The preservation of the wildlife makes this area unique.

# Office Complex | Aerial



# Building 1

## BUILDING DESCRIPTION

This three-story office building is the largest within Quietwater Business Park, offering prominent visibility and a diverse tenant mix. The second floor is fully leased to Circle K, complemented by tenants such as Titanium Wireless, ASB Financial, Clay Consulting, and several others. Originally constructed in 1990, the building underwent a comprehensive \$1.9 million renovation between 2019 and 2020, which included a new roof, upgraded HVAC units, refreshed exterior EFIS, modernized exterior doors, and all-new windows, ensuring a contemporary and well-maintained office environment.

## BUILDING HIGHLIGHTS

- Tenants Include:
- 1] Circle K, Titanium Wireless
- 2] ASB Financial
- 3] Clay Consulting
- 4] Loaded ATM
- 5] Gulf Coast Treatment
- 6] Jennifer Shade LMT

## BUILDING SUMMARY

Rentable:	43,968 SF
Number of Floors:	3
Occupied:	79.5%
Available:	8,002 SF



# Building - 2

## BUILDING DESCRIPTION

Building 2 is the second-largest building within Quietwater Business Park. It is two stories with an elevator and five restrooms. There are three leasable office suites and includes the 280 SF mailroom for the office park.

## BUILDING HIGHLIGHTS

- Tenants Include:
- 1] CoreHealth
- 2] Maitre consulting
- 3] SunQuest Properties of NW FL

## BUILDING SUMMARY

Rentable:	6,622 SF
Number of Floors:	2
Number of Suites:	4
Occupied:	80.5%
Available:	1,070 SF



# Building - 3

## BUILDING DESCRIPTION

Building 3 has a stately brick design built in 2001. This two-story building has an elevator and four common area restrooms [two on each floor]. This building has four leaseable office suites.

## BUILDING HIGHLIGHTS

- Tenants Include:
- 1] Columbia Engineering
- 2] Structural Forensics Experts
- 3] Godwin Van Camp

## BUILDING SUMMARY

Rentable:	3,318 SF
Number of Floors:	2
Number of Suites:	3
Occupied:	100%
Available:	0 SF



# Building - 4

## BUILDING DESCRIPTION

Building 4 has a brick exterior and was built in 2001. It is a two-story building with a central elevator and four common area restrooms. This building is 100% leased to the GSA.

## BUILDING HIGHLIGHTS

- Tenants include:
- GSA: Federal Investigative Services [Since 2007]

Rentable:	2,436 SF
Number of Floors:	2
Number of Suites:	1
Occupied:	100%
Available:	0 SF



# Building - 5

## BUILDING DESCRIPTION

Building 5 has a stately brick design built in 2002. It is a two-story building with a central elevator and four common area restrooms. This building has four leaseable office suites.

## BUILDING HIGHLIGHTS

- Tenants Include:
- 1] Path to Joyfulness
- 2] A Trusted Nurse Practitioner
- 3] Deja Blu Rentals
- 4] Crystallized Beauty

## BUILDING SUMMARY

Rentable:	3,320 SF
Number of Floors:	2
Number of Suites:	4
Occupied:	100%
Available 1:	0 SF



# Building - 6

## BUILDING 6 DESCRIPTION

Building 6 has a stately brick design built in 2002. It is a two-story building with a central elevator and 4 common area restrooms. This building has three leasable office suites.

## BUILDING HIGHLIGHTS

- Building 6 is currently vacant

## BUILDING SUMMARY

Rentable:	3,300 SF
Number of Floors:	2
Number of Suites:	3
Occupied:	0%
Available:	3,300 SF





## TENANT OVERVIEW

Company:	Circle K
Founded:	1951
Locations:	Global
Headquarters:	Tempe, Arizona

## ABOUT THE TENANT

Circle K is a leading global convenience store and fuel retailer, operating over 16,000 locations worldwide, with a strong presence across the United States. The company is part of Alimentation Couche-Tard, a publicly traded Canadian company [TSX: ATD, NASDAQ: ATD; **Market Cap ~\$60 Billion as of 2025**], which provides significant financial stability and creditworthiness.



## TENANT OVERVIEW

Company:	ASB Financial
Founded:	2007
Locations:	Florida
Headquarters:	Pensacola

## ABOUT THE TENANT

ASB Financial is a well-established regional banking institution headquartered in Pensacola, Florida, with a strong reputation for personalized financial services and community engagement. As a locally focused bank with over 50 years of operational history, ASB Financial demonstrates financial stability and a loyal customer base, making them a highly creditworthy tenant. Their Gulf Breeze location benefits from a prominent, accessible site, attracting consistent traffic and complementing surrounding commercial activity. ASB Financial typically signs long-term leases, providing predictable income streams for property owners and enhancing the value of office portfolios seeking stable, low-risk tenants in the Florida Panhandle.

# Tenant Profiles



## TENANT OVERVIEW

Company: - US General Services Administration  
Founded: - 1949  
Locations: - Nationwide  
Headquarters: - Washington, DC

## ABOUT TENANT

A Federal Agency that helps manage and support basic functions of other U.S. government agencies. GSA provides centralized procurement, real estate, and technology services for the federal government.



## TENANT OVERVIEW

Company: - Titanium Wireless  
Founded: - 2015  
Locations: - Gulf Breeze, FL  
Headquarters: - Gulf Breeze, FL

## ABOUT TENANT

Titanium Wireless is a well-established regional wireless retailer providing mobile devices, accessories, and wireless service plans to both individual and business customers. Their Gulf Breeze location operates from a prominent, strategically located site, offering stability and visibility within the market. With a strong operational history, established customer base, and regional brand recognition, Titanium Wireless enhances the value and appeal of their office.

# Tenant Profiles



Core Health  
Healthcare.Simplified.

## TENANT OVERVIEW

Company: - CoreHealth DPC  
Founded: - 2020  
Locations: - Gulf Breeze, FL  
Website: -

## ABOUT TENANT

CoreHealth DPC [Direct Primary Care] is a modern, patient-focused healthcare provider delivering personalized, membership-based primary care services. Their Gulf Breeze location offers convenient access to comprehensive healthcare, emphasizing preventive care, same-day appointments, and individualized patient attention. As a growing healthcare provider in a resilient industry, CoreHealth DPC is a creditworthy tenant, making them a strong addition to office or medical portfolios seeking low-risk, revenue-generating tenants with long-term occupancy potential.

## TENANT OVERVIEW

Company: - Maitri Counseling Center, LLC  
Founded: - 2017  
Locations: - Gulf Breeze and Pensacola, FL  
Website: - [maitricounselingcenter.com](http://maitricounselingcenter.com)

## ABOUT TENANT

Maitri Counseling Services is a respected provider of mental health and wellness services, offering individual, family, and group therapy in a compassionate, client-centered environment. Their Gulf Breeze location serves the local community with convenient access to professional counseling, emphasizing privacy, accessibility, and high-quality care. As a stable and reputable healthcare service provider, Maitri Counseling Services is a strong tenant for office or medical properties, contributing to a diversified and resilient tenant mix in Gulf Breeze.



## TENANT OVERVIEW

Company: - Columbia Engineering  
Founded: - 1963  
Locations: - FL, GA, NC  
Website: - Columbia-engineering.com

## ABOUT TENANT

They specialize in providing a wide range of engineering solutions, including civil, structure, and environmental. The company works on various projects, from residential and commercial developments to infrastructure and environmental assessments.

## TENANT OVERVIEW

Company: - Jennifer Schade LMT  
Founded: - New Office Opened in 2025  
Locations: - Gulf Breeze, FL  
Website: - jenschade.massagetherapy.com

## ABOUT TENANT

Offers a variety of massage services aimed at promoting relaxation, pain relief, and overall well-being. Jennifer's approach often combines different techniques such as Swedish massage, deep tissue, and others, to meet each client's specific needs.



## Jennifer Schade LMT, CMLDT

Massage & Manual Lymphatic Drainage Services- MA77888, MM36509



## TENANT OVERVIEW

Company:	- Loaded ATM Services
Founded:	- 2018
Locations:	- Gulf Breeze, FL
Facebook:	- Loaded ATM services, LLC

## ABOUT TENANT

Loaded ATM services is a locally owned and operated company servicing the FL panhandle and AL Gulf Coast. We provide ATM machines, including maintenance and cash replenishment, to local businesses.



## TENANT OVERVIEW

Company:	- Clay Consulting
HeadQuarters:	- Houston, TX
Locations:	- Nationwide
Website:	- clayconsultingllc.com

## ABOUT TENANT

Clay Consulting offers a vast network of providers who perform Medical Disability Exams, Separation Health Assessments, and Reserve Health Readiness Program evaluations for our nation's veterans. Our offices are outfitted with state-of-the-art equipment and highly skilled medical professionals.



## Renea Clowdsley, APRN

A Trusted Nurse Practitioner, LLC

### TENANT OVERVIEW

Company:	- A Trusted Nurse Practitioner
Founded:	- 2020
Locations:	- Gulf Breeze, FL
Website:	- <a href="http://atrustednurse.com">atrustednurse.com</a>

### ABOUT TENANT

Dedicated to providing top-notch medical care tailored to communities unique needs. Prioritizing well-being and offering personalized healthcare solutions that prioritize prevention and comprehensive health management.



### TENANT OVERVIEW

Company:	- Crystallized Beauty
Founded:	- 2023
Locations:	- Navarre, and Gulf Breeze, F
Website:	- <a href="http://crystallizedbeauty.com">crystallizedbeauty.com</a>

### ABOUT TENANT

Crystallized beauty is a charming, women-owned spa and skincare sanctuary. The studio offer luxurious yet personalized range of services. All delivered with passion, skill, and a focus on client comfort.



## TENANT OVERVIEW

Company: - Structural Forensic Experts  
Founded: - 2023  
Locations: - Gulf Breeze, FL  
Facebook: - "Structural Forensic Experts"

## ABOUT TENANT

Provide expert consulting services to help identify the causes of structural issues in buildings, bridges, and other infrastructures. Their work often involves thorough inspections, performing detailed assessments, and offering expert testimony for insurance claims, legal cases, or construction disputes.

## TENANT OVERVIEW

Company: - Path to Joyfulness  
Founded: - 2021  
Locations: - Gulf Breeze, FL  
Website: - [pathtojoyfulness.com](http://pathtojoyfulness.com)

## ABOUT TENANT

Kirsten Goffena, a professional counselor, registered play therapist and healer of trauma who is licensed in both Florida and Colorado. Here to help you release your old stories and guide you along your path to joy. This approach will help you heal the old wounds, cope with challenges of today, create a fulfilling future for yourself.

# Retail Trade Area Map





East Facing



# South View





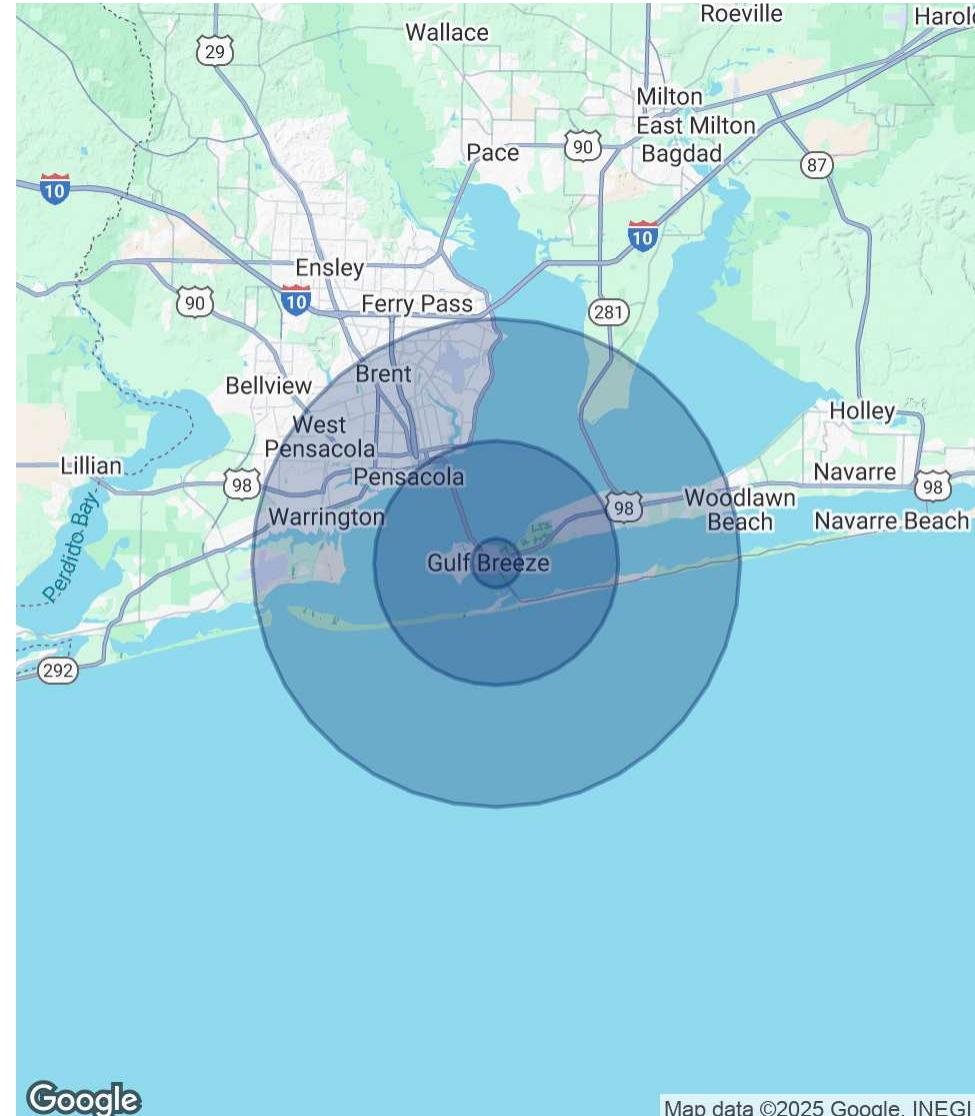
# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	740	21,698	147,752
Average age	45.1	43.3	38.1
Average age (Male)	45.9	42.7	36.3
Average age (Female)	44.4	43.4	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	277	9,233	55,906
# of persons per HH	2.7	2.4	2.6
Average HH income	\$110,869	\$82,611	\$61,641
Average house value	\$462,661	\$344,006	\$266,836

\* Demographic data derived from 2020 ACS - US Census





## MICHAEL CARRO, CCIM

Senior Advisor, Principal

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## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 2200 Advisors.

2014-2024 Top Producer at SVN Southland Commercial  
2009-2013 Top Producer at NAI Halford [now NAI Pensacola]  
2016 #1 Top Producer in the State of Florida for SVN  
2016 #3 Top Producer in the USA for SVN  
2016 NAIOP Broker Deal of the Year Award Winner

## EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

## MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

# Corey O'Kelley Bio



**COREY O'KELLEY**

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## PROFESSIONAL BACKGROUND

Corey O'Kelley is a dynamic professional embarking on a promising career in Commercial Real Estate. Though new to the field, real estate is in his blood—Corey was raised in a real estate household, where he gained early exposure to the industry's fundamentals. This upbringing, combined with his deep-rooted understanding of property and finance, has positioned him to make a swift impact in the commercial real estate space.

With over 20 years of experience in corporate specialty finance, Corey has developed a keen eye for complex financial structures and a talent for delivering superior results in high-stakes negotiations. His extensive expertise in structuring and closing deals translates seamlessly into the commercial real estate world, where creative problem-solving and financial acumen are critical. Corey is now leveraging his background to build trusted relationships, drive value, and help clients achieve their goals in commercial real estate.

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