

FREESTANDING RESTAURANT

AVAILABLE

297 JOHN SIMS PKWY E, NICEVILLE, FL 32578



LOCATION DESCRIPTION

Discover the vibrant community surrounding this prime location in Niceville, FL. Situated within a thriving commercial hub, the area is renowned for its strong local economy and excellent amenities. Nearby, Main Street offers a variety of dining options, boutique shops, and convenient services, creating a dynamic and welcoming atmosphere for both businesses and visitors. With its strategic position and access to prominent business centers, the location presents a compelling opportunity for those seeking a high-traffic, convenient location.

PROPERTY HIGHLIGHTS

- Prime Commercial Opportunity on John Sims Parkway
- Former Burger King restaurant featuring 3,612 SF of interior space with exceptional visibility to over 45,000 vehicles daily
- Includes walk-in freezer and cooler units, select furniture, fixtures, and equipment (FF&E), operational drive-thru, and prominent pylon signage
- Strategically located along the direct access route to Eglin Air Force Base—home to 40,000+ personnel
- Only 3.5 miles from Eglin AFB's East Gate, offering convenient proximity for base-related traffic and commerce



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,997	22,175	32,232
DAYTIME POPULATION	5,933	34,462	41,744
HOUSEHOLDS	1,691	8,907	12,843
AVERAGE HH INCOME	\$115,702	\$125,719	\$135,181



KATHY DENNIS, CCIM

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205.776.6708

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Ruby
Tuesday



Now or Formerly:
MILL CREEK VILLAGE INC
Book 1551, Page 1636
APN: 06-15-22-0000-0019-0000



Now or Formerly:
MILL CREEK VILLAGE INC
Book 1551, Page 1636
APN: 06-15-22-0000-0018-0000

Now or Formerly:
TC 296 BAYSHORE DRIVE LLC
Book 3012, Page 1993
APN: 06-15-22-0000-0011-0010

Now or Formerly:
WISE DAVID R & DEBRA L
Book 2379, Page 438
APN: 06-15-22-0000-0011-0000

E. John Sims Parkway / State Road 20
Variable-Width Public Right-of-Way
Asphalt

45,000 AADT



MILL CREEK

Available
3,612 SF



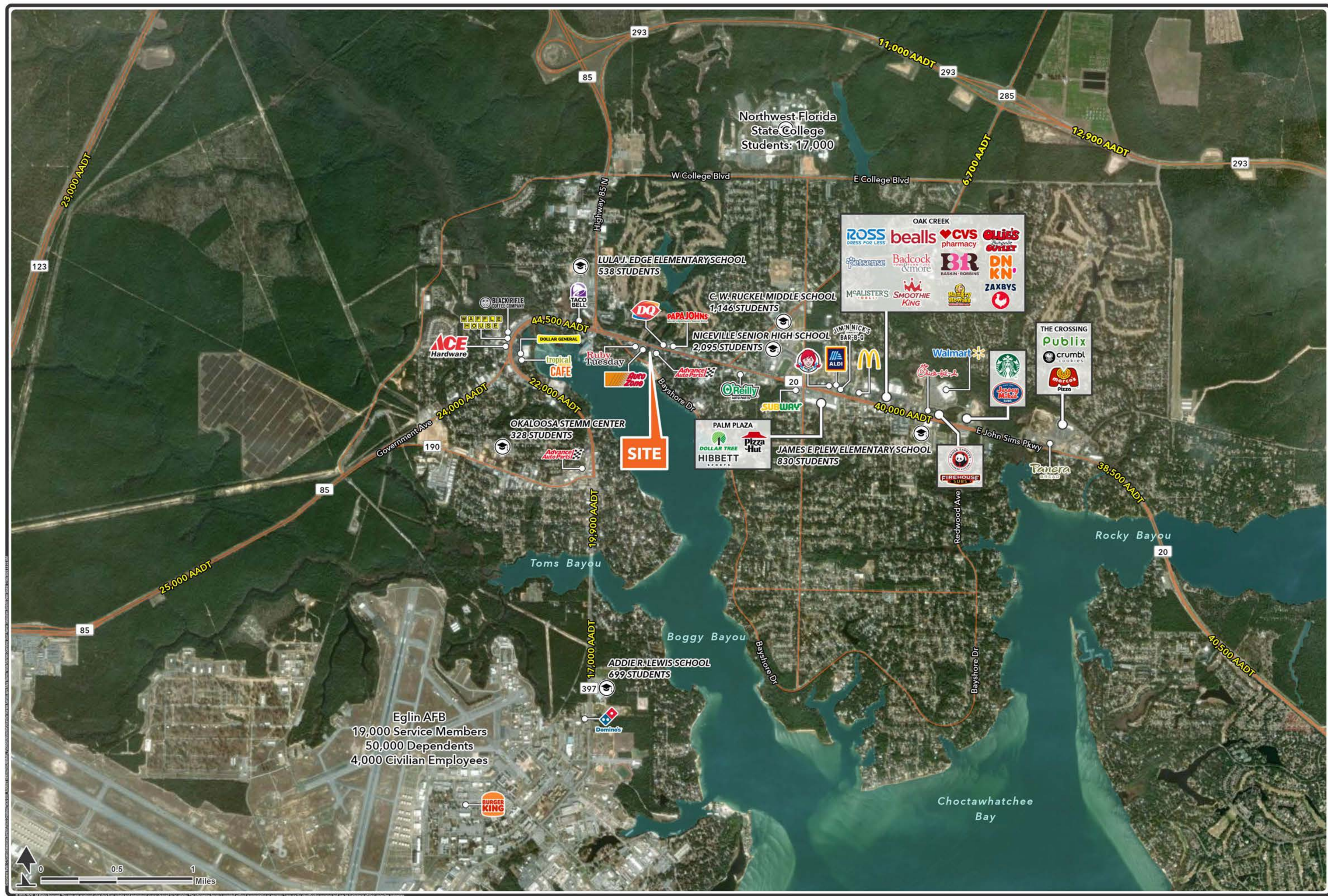
Armstrong Avenue
Variable-Width Public Right-of-Way
Asphalt



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Niceville, Florida
Wide Market Overview