



—  FranklinStreet —
OFFERING MEMORANDUM

GLOBAL MILITARY MARKETING

1288 Country Club Rd, Gulf Breeze, FL 32563

CONTACT US

DYLAN MORSE

Senior Associate

FL #SL3500133

954.820.7455

dylan.morse@franklinst.com

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

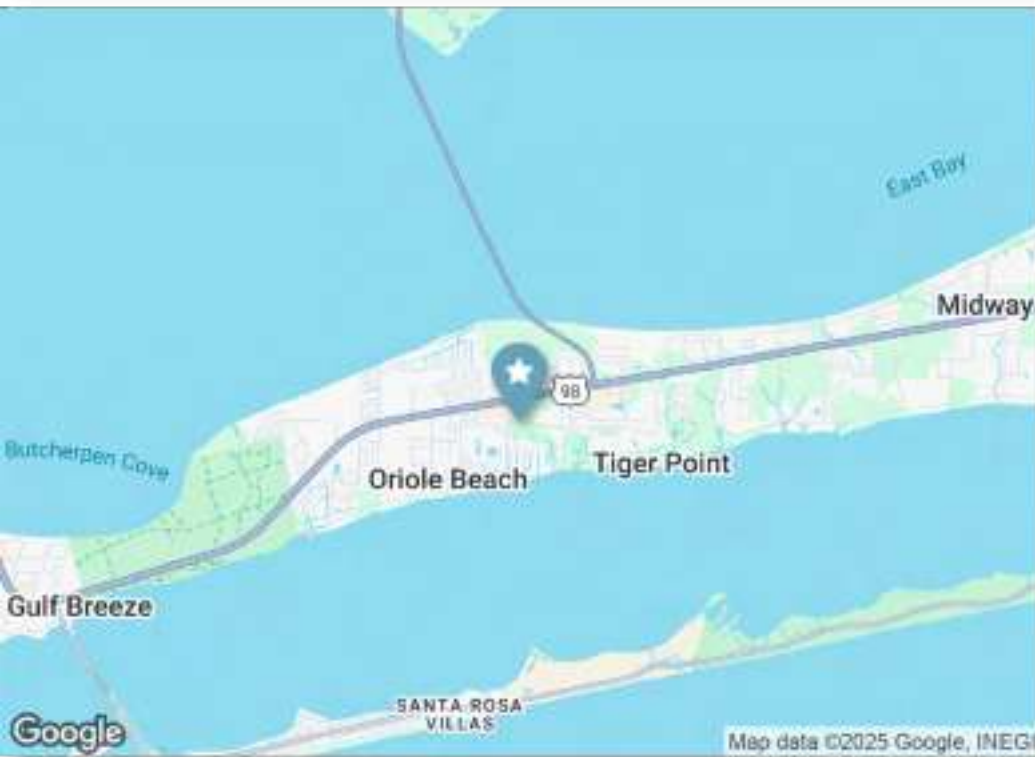
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

TABLE OF CONTENTS



4	PROPERTY INFORMATION
	Offer Summary 5
	Financial Summary 6
	Parcel View 7
8	LOCATION INFORMATION
	Location Overview 9
	West Aerial 10
	North East Aerial 11
	South East Aerial 12
	Area Overview 13
14	FINANCIAL ANALYSIS
	Income & Expense Analysis 15
	Back Page 16

An aerial photograph showing a golf course with green fairways and sand traps, a clubhouse with a large parking lot filled with cars, and several residential houses with swimming pools in the foreground. The ocean is visible in the background under a clear blue sky.

1

PROPERTY INFORMATION

Offer Summary 5

Financial Summary 6

Parcel View 7

GLOBAL MILITARY MARKETING BUILDING
1288 Country Club Rd, Gulf Breeze, FL 32563

OFFER SUMMARY

GLOBAL MILITARY MARKETING

1288 COUNTRY CLUB RD, GULF BREEZE, FL 32563

SALE PRICE: \$990,000

Cap Rate	7.77%
NOI	\$76,913
Square Feet	4,500 SF
Price Per Square Feet	\$220
Lot Size	.62 AC
Year Built	2001

INVESTMENT DESCRIPTION

Franklin Street is pleased to present the Global Military Marketing Building, a 4,500-square-foot office property located at 1288 Country Club Road in Gulf Breeze, Florida. Built in 2001 and fully occupied, the building is situated on 0.62 acres with excellent visibility and surface parking for 18 vehicles. The sale includes the building and two adjacent lots, offering additional flexibility for expansion or future development. The tenant, Global Military Marketing, has successfully operated out of this location since 2001, demonstrating long-term loyalty and commitment to the site.

The property is leased to a long-term tenant on a modified gross basis, providing investors with limited landlord responsibilities and stable, predictable income. Current rental rates are below market, creating future upside at renewal or upon re-tenanting. Additionally, there is flexibility to transition the lease structure from gross to triple-net (NNN), further reducing landlord obligations and enhancing cash flow stability. Gulf Breeze's affluent demographics and coastal location further strengthen the investment's long-term fundamentals.

INVESTMENT OPPORTUNITIES



Included in Sale

- Building and two adjacent lots
- Additional land provides flexibility for expansion or future development
- Opportunity to enhance site functionality or add value through redevelopment



Well Maintained Asset with Recent Capital Improvements

- Brand New HVAC
- New Roof in 2018
- Parking Lot Resurfaced in 2024
- Landscaping Improvements in 2024



Prime Location

- Gulf Breeze, part of the Pensacola MSA
- Direct access to Gulf Breeze Pkwy (40,500 VPD) and Pensacola Bay Bridge
- Affluent area with \$125K+ avg household income
- 15% projected 5-year population growth within one mile



Property Features

- 4,500 SF on 0.62 acres
- 18 surface spaces (4.67/1,000 SF)
- Excellent visibility and access



Value Add Potential

- Long-term tenant with limited landlord obligations
- Below-market rent with upside potential
- Option to convert to NNN at renewal



GLOBAL MILITARY MARKETING

"Serving the Needs of Our Military Worldwide"

1288 Country Club Rd, Gulf Breeze, FL 32563

DEAL SUMMARY

Square Feet:	4,500 SF
Lease Type:	MG
Lease Term:	2 Years
Renewal Options:	1 x 1 Year at agreed upon rent
Tenant:	Global Military Marketing, LLC
Operating at Site:	Since 2001
Lease Commencement	10/15/24
Lease Expiration:	10/15/26

FINANCIAL SUMMARY

RESPONSIBILITIES SUMMARY

TENANT: Utilities, Trash, Landscaping, Interior Maintenance, HVAC and Plumbing Maintenance, and Security Alarm

LANDLORD: Taxes, Insurance, Roof/Structure, HVAC/Plumbing Replacement

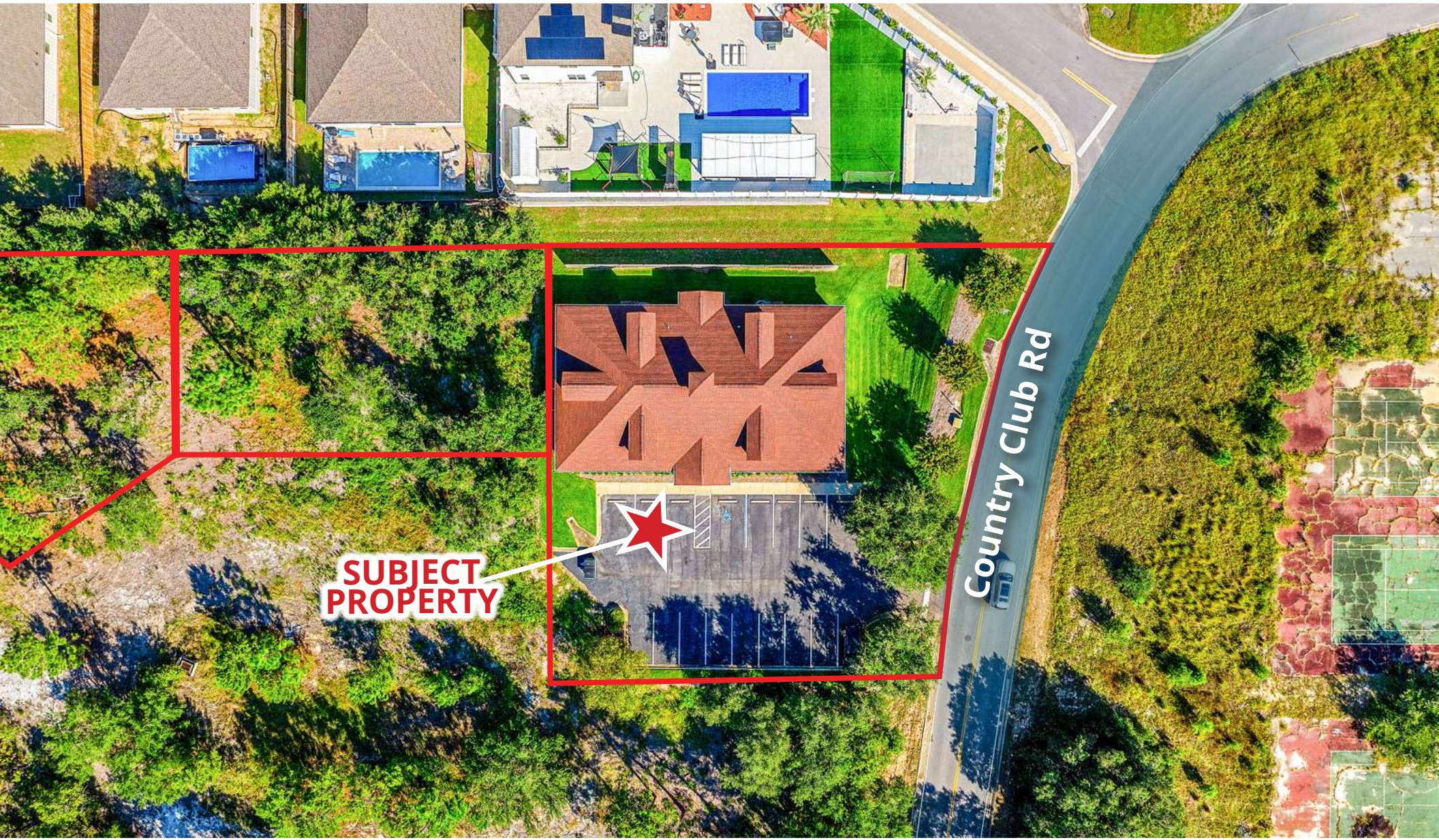
TENANT OVERVIEW

Global Military Marketing is a leading sales, marketing, and distribution firm specializing in the U.S. military resale market. The company represents consumer brands across the commissary and exchange systems, including DeCA, AAFES, NEX, and MCX, helping suppliers effectively reach active-duty service members, veterans, and their families.

Founded by Paul and Kim Stagner, Global Military Marketing has built a long-standing reputation for integrity, reliability, and strong industry relationships. Operating from its Gulf Breeze headquarters since 2001, the company demonstrates exceptional stability and commitment to the site.

As a tenant, Global Military Marketing provides ownership with dependable occupancy, consistent performance, and the backing of a well-established business serving a specialized and resilient market segment.

www.globalmilitarymarketing.com





2

LOCATION INFORMATION

Location Overview 9

West Aerial 10

North East Aerial 11

South East Aerial 12

Area Overview 13

GLOBAL MILITARY MARKETING BUILDING
1288 Country Club Rd, Gulf Breeze, FL 32563

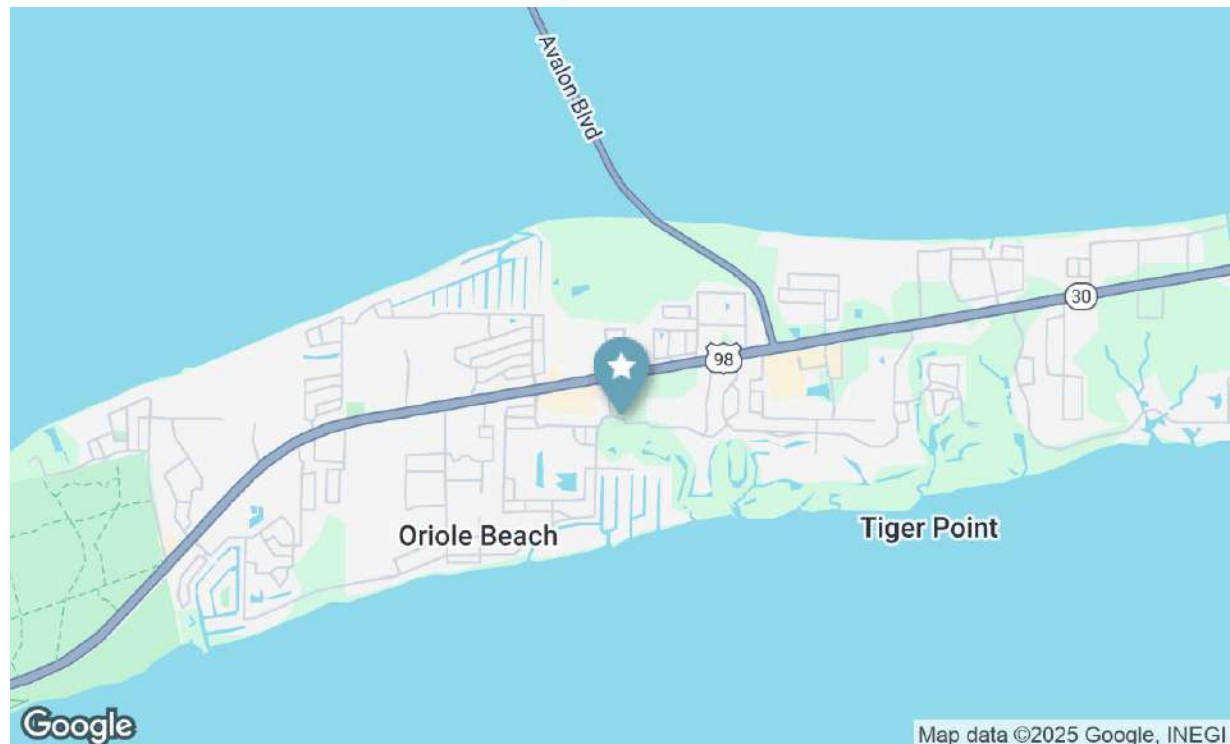
 FranklinStreet

LOCATION OVERVIEW

ABOUT GULF BREEZE

The Gulf Breeze–Oriole Beach area has seen steady residential and commercial growth, driven by strong demographics and its desirable coastal location. With a median household income exceeding \$87,000 and home values averaging in the mid-\$300,000s, the community reflects a stable, upper-middle-income population that continues to attract new investment. The area's proximity to Pensacola Beach and easy access to major routes like U.S. Highway 98 make it a sought-after location for both families and professionals seeking a blend of convenience and coastal living. High educational attainment and low poverty levels further enhance the area's appeal, supporting a robust local economy and healthy retail environment.

Recent years have brought increased residential development and infrastructure improvements throughout Santa Rosa County, particularly around Gulf Breeze and the Tiger Point corridor. New mixed-use and retail projects, as well as expansions in nearby healthcare and education facilities, have contributed to rising demand for both housing and services. The combination of waterfront lifestyle amenities, strong income levels, and ongoing development momentum positions the Gulf Breeze market as one of the







SOUTH EAST AERIAL



Tiger Point Neighborhood

Population: 3,453
Median household income: \$122,308
Median property value: \$391,000

Gulf Breeze Neighborhood

Population: 6,519
Median household income: \$108,575
Median property value: \$484,800

Oriole Beach Neighborhood

Population: 2,146
Median household income: \$87,056
Median property value: \$346,600

THE **POINTE**
grill • bar • music

**SUBJECT
PROPERTY**

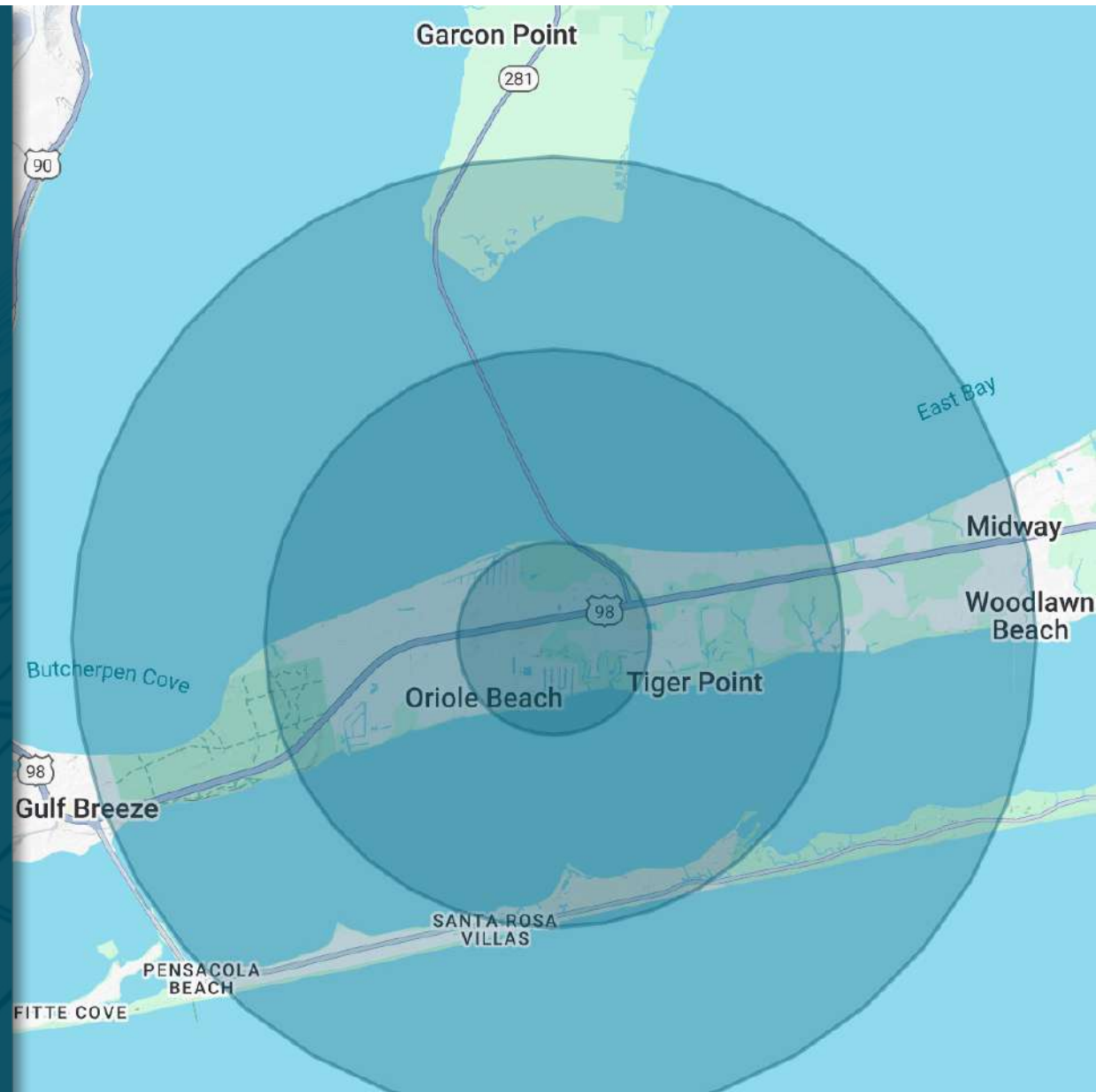
Country Club Rd

AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	7,110	18,724	23,591
Median age	43	44	44
Median age (Male)	41	43	43
Median age (Female)	44	45	45
HOUSEHOLDS & INCOME			
Total households	2,919	7,528	9,573
# of persons per HH	2.4	2.5	2.5
Average HH income	\$125,808	\$138,387	\$138,409
Average house value	\$456,258	\$517,954	\$544,878

* Demographic data derived from 2020 ACS - US Census



3

FINANCIAL ANALYSIS

Income & Expense Analysis 15

GLOBAL MILITARY MARKETING BUILDING
1288 Country Club Rd, Gulf Breeze, FL 32563

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price: \$990,000

Cap Rate: 7.77%

Net Operating Income: \$76,913

Leasable Area: 4,500 RSF

Year Built: 2001

Occupancy: 100.00%



	CURRENT	CURRENT
INCOME	TOTAL	PER SF
GROSS POTENTIAL INCOME	\$96,000	\$21.33
EFFECTIVE GROSS INCOME	\$96,000	\$21.33
EXPENSES	TOTAL	PER SF
RE Taxes	\$8,656	\$1.92
Insurance	\$8,645	\$1.92
Repairs & Maintenance	\$886	\$0.20
Association Dues	\$900	\$0.20
TOTAL EXPENSES	\$19,087	\$4.24
NET OPERATING INCOME (NOI)	\$76,913	\$17.09

GLOBAL MILITARY MARKETING BUILDING

1288 Country Club Rd
Gulf Breeze, FL 32563

Contact a Team Member

DYLAN MORSE

Senior Associate

FL #SL3500133

954.820.7455

dylan.morse@franklinst.com

