

FOR LEASE

PROPERTY SUMMARY

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.

AVAILABLE

- 1,200 - 1,800 SF

PROPERTY INFO

- Lot Size: 2,103 Acres
- Building Size: 10,800 SF

LEASE RATE

- \$34-36 SF/yr (NNN)

PROPERTY 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

2026 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	15,055	27,608	135,452
Households	6,230	11,862	55,372
Avg. HH Income	\$141,391	\$161,223	\$120,114



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THE BREEZE OASIS

PROPERTY FOR LEASE

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