

FOR LEASE!

546 MARY ESTHER CUTOFF NW

📍 546 Mary Esther Cutoff NW, Fort Walton Beach, FL 32548

INVESTMENT HIGHLIGHTS

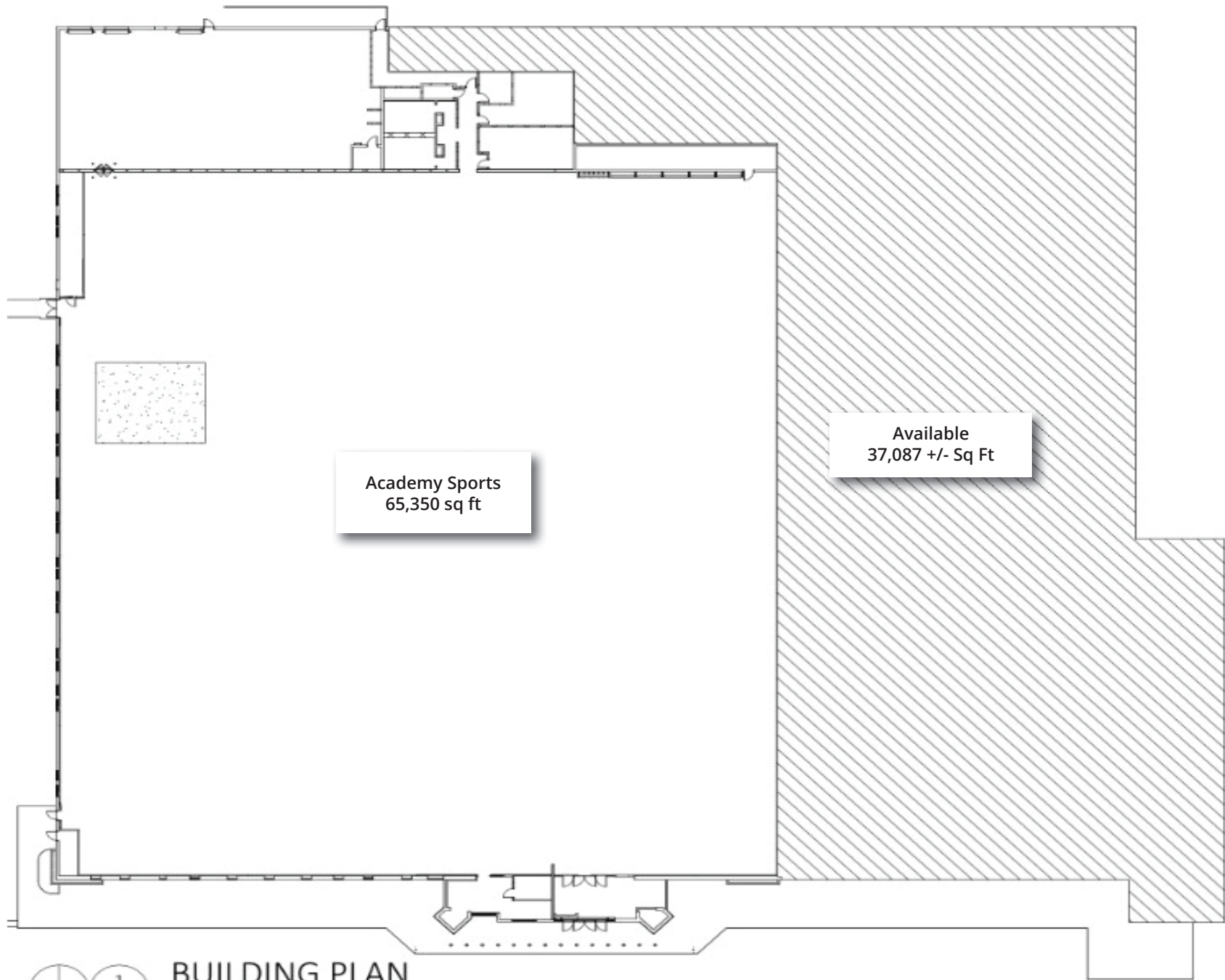
- For Lease - A prime 64% leased neighborhood center located just off a major retail corridor.
- A 37,087 sq ft space is available for lease next to Academy Sports and Outdoors. Space will be delivered in white box condition and can be sub-divided.
- The property is in excellent shape, having undergone significant capital improvements including a full roof replacement in 2022. Additionally, the Landlord is scheduled to resurface and stripe the parking lot in Q4 2024.
- Located in Fort Walton Beach, Eglin Air Force Base has been a prominent fixture since 1935, with over 20,000 military personnel and more than 81,000 support staff, enhancing local economic activity.
- Positioned off Mary Esther Boulevard, one of the largest retail corridors in Fort Walton Beach, the property benefits from high visibility in a densely populated area close to Eglin Air Force Base.
- The market features robust demographics with an average household income exceeding \$77,000 and a population of 77,000 within a 5-mile radius. Additionally, Mary Esther Boulevard experiences strong traffic counts of over 30,000 vehicles per day.

INVESTMENT DETAILS

Lease Rate	Call For Information
Zoning	CG - General Commercial
Building Size	37,087 SF
Year Built	1986
Lot Size	7.74 Acres



FLOOR PLAN



BUILDING PLAN

SCALE: 1" = 30'-0"

546 MARY ESTHER CUTOFF NW / FORT WALTON BEACH, FL 32548



Dillard's SEARS claire's amazon
The Style of Your Life.
HIBBETT SPORTS®
OLD NAVY HOT TOPIC
Bath & Body Works
H&R BLOCK
Planet Fitness

Newport Square Apartments

FedEx Express

Hurlburt Field Base Ops

Jenkins Transfer & Storage

SURGE
Starbucks
Panera
REGIONS
AT&T
Wendy's
SUBWAY
TACO BELL

McDonald's
bingo
SONIC

BOEING
WASHNROLL
Penner's
LONGHORN STEAKHOUSE

FRIDAYS

Mary Esther Cut Off (30,372 VPD)

CHRYSLER DODGE
Jeep RAM

HARBOR FREIGHT
QUALITY TOOLS - LOWEST PRICES

ExtraSpace Storage

Holiday Inn
AN IHG® HOTEL

SITE
37,087 Available Space
Academy
SPORTS+OUTDOORS



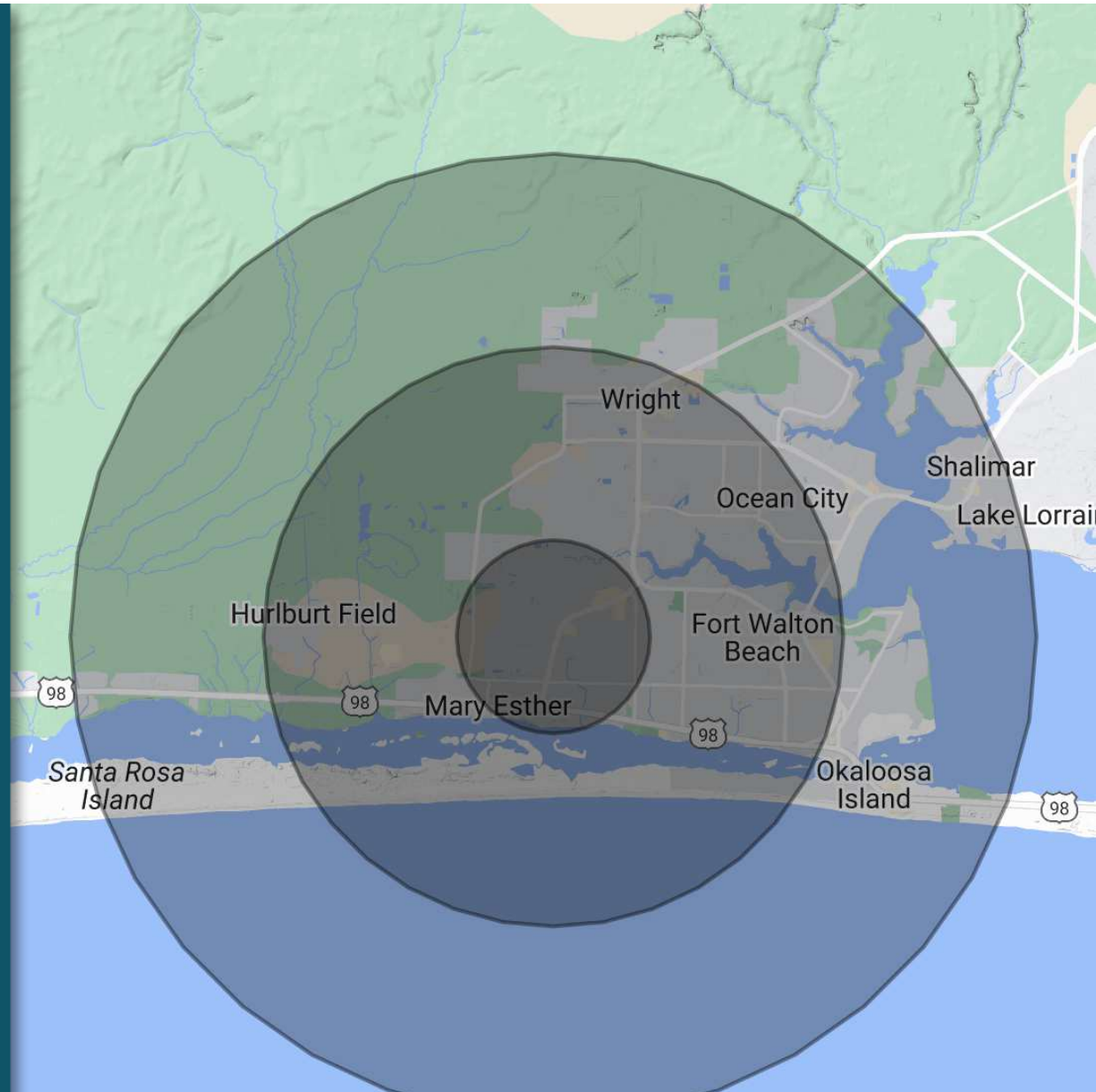
FranklinStreet

MARKET OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	9,319	46,667	69,827
Median age	41	40	41
HOUSEHOLDS & INCOME			
Total households	3,843	19,879	29,757
# of persons per HH	2.4	2.3	2.3
Average HH income	\$83,650	\$81,774	\$86,994
Average house value	\$345,028	\$349,125	\$371,777

* Demographic data derived from 2020 ACS - US Census





Publix
T-Mobile
TJ-max
Office DEPOT
bealls
OUTLET.
HIBBERT SPORTS

Meigs Middle School

Fort Walton Beach Recreation Center

Olive Garden
Hilton
HOTELS & RESORTS

Oakland Heights Athletic Fields

Fort Walton Beach Tennis Center

SITE

37,087 Available Space



Franklin Street

Academy
SPORTS+OUTDOORS

Kiku Hana Japanese Restaurant

Tony D. Clark D.M.D.

ExtraSpace Storage

Perfect Nails

Firestone

Cloud City VAPORIUM

YARD BIRDS

TBS COMICS!

Bestie's Hair & Lash Bar

MARY ESTHER bingo

LONGHORN STEAKHOUSE

Mary Esther Plumbing

Cashtalk Grillz Jeweler

Pepper's COCINA MEXICANA & TEQUILA BAR

JEXOTIC CAR AUDIO

FADE MASTERS

Mary Esther Cut Off (30,372 VPD)

FRIDAYS



546 MARY ESTHER CUTOFF NW



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