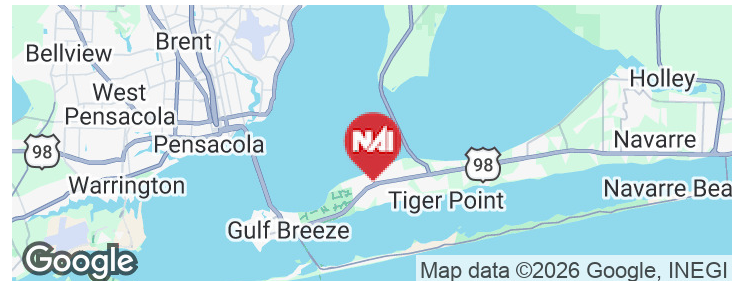




Gulf Breeze Hwy & Whisper Cove Boulevard
Gulf Breeze , Florida 32563

Property Highlights

- Signalized hard-corner intersection
- 185' frontage on US-98 (Gulf Breeze Hwy)
- 40,000+ vehicles per day
- Primary corridor connecting Pensacola to Pensacola Beach
- Limited retail inventory in the immediate area
- Dense residential base with household incomes above \$100K
- 2.15% annual population growth
- 8.2M annual visitors generating \$417M in local spending



Offering Summary

Lease Rate:	\$95,000.00 SF/yr (Ground)
Available SF:	0.77 Acres

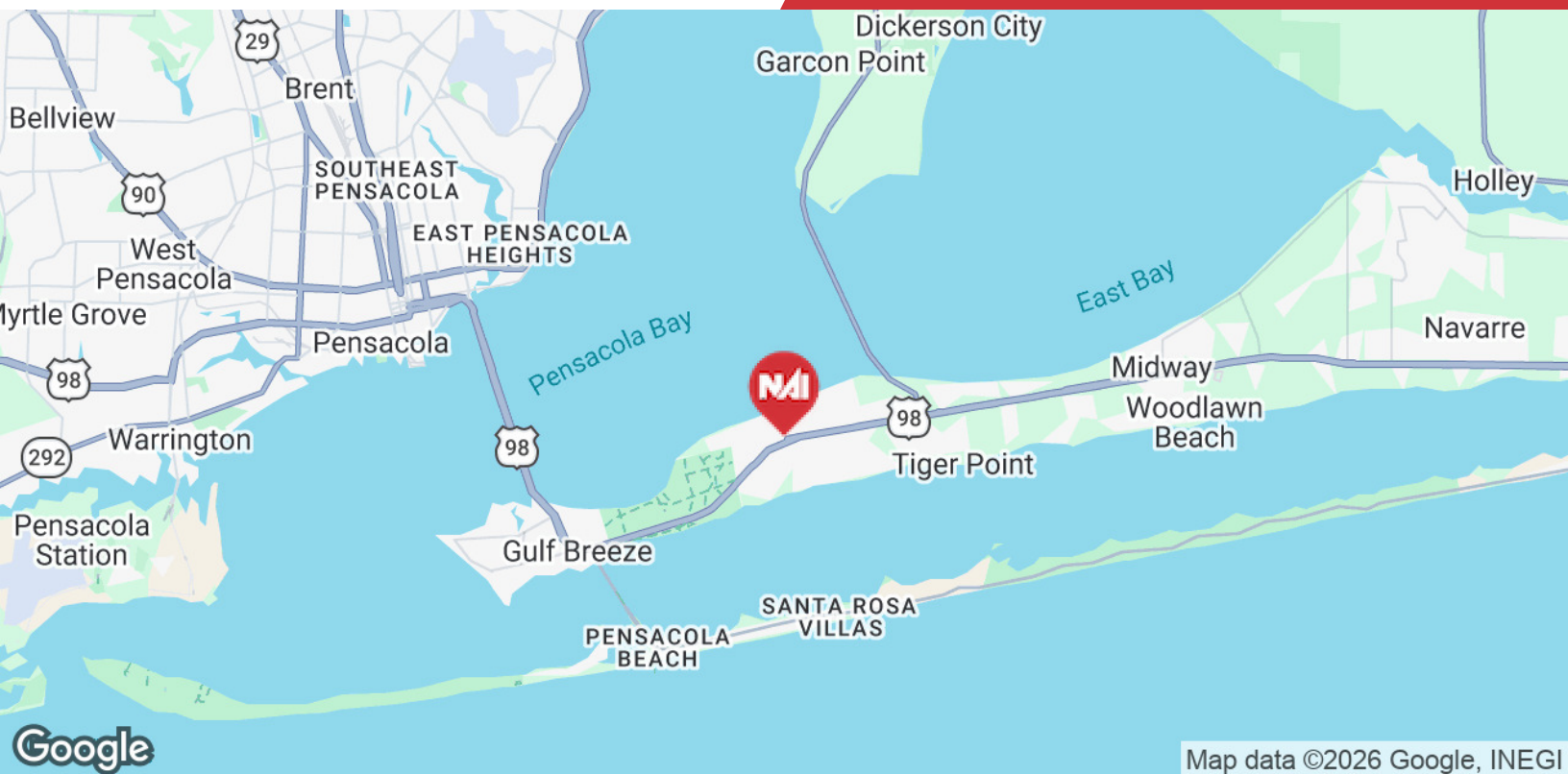
For More Information

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Property Overview

Premier signalized hard-corner ground lease opportunity on US-98 (Gulf Breeze Highway), the dominant retail artery connecting Pensacola to Pensacola Beach. The site offers 185 feet of direct frontage with outstanding visibility and access at a controlled intersection, capturing more than 40,000 vehicles per day. This corridor serves as the primary route for daily commuters, beach traffic, and local residents, delivering consistent year-round traffic counts with strong seasonal upside.

Located within a dense and affluent coastal trade area, the surrounding residential base boasts household incomes exceeding \$100,000 and sustained annual population growth of approximately 2.15%. The combination of established neighborhoods and continued residential expansion provides stable, long-term consumer demand and strong per-household spending power.

Retail opportunities along this stretch of US-98 are limited, with minimal hard-corner sites available. Restricted commercial supply and high barriers to entry reinforce the long-term competitive advantage of this location and support durable tenant sales performance.

The market further benefits from approximately 8.2 million annual area visitors generating \$417 million in local spending, creating a meaningful tourism overlay that supplements the already strong local customer base capturing both local household spending and commuter and beach traffic.

Location Overview

Prime signalized hard corner at Gulf Breeze Hwy (US-98) and Whisper Cove Blvd in the heart of Gulf Breeze, offering excellent visibility, strong traffic counts, and convenient access between Pensacola and Pensacola Beach.