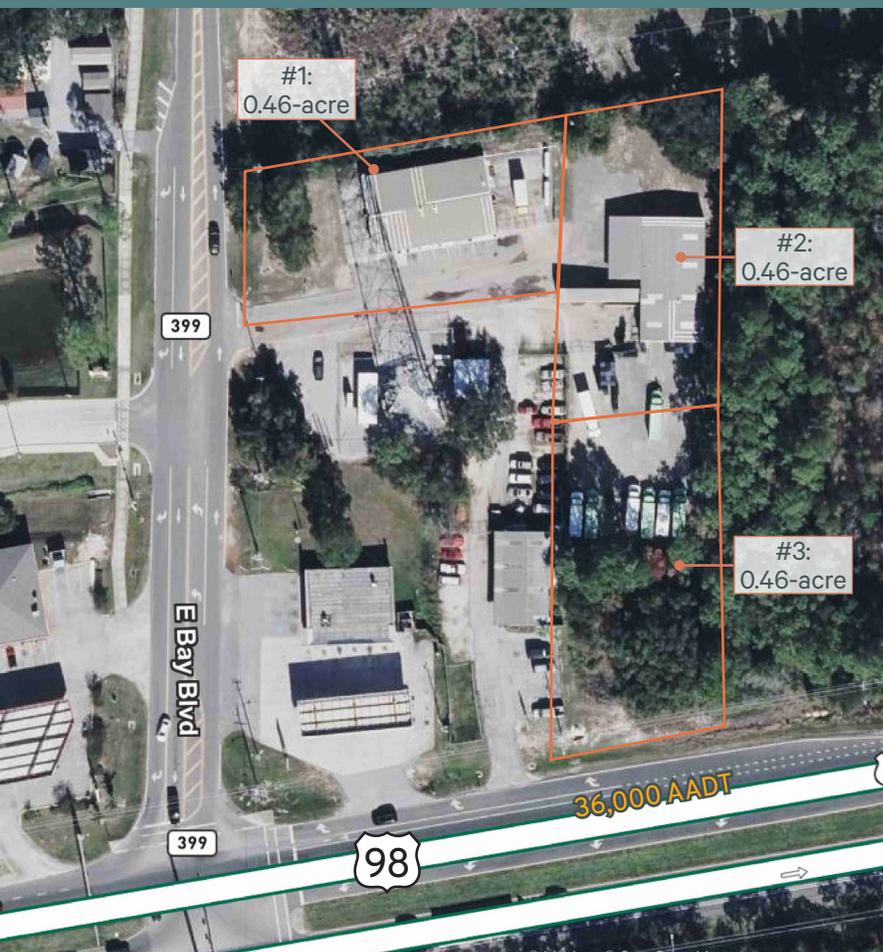


Flex/Commercial Opportunity

Flex • Industrial • Warehouse • Redevelopment • Owner-User • Investment Assemblage

Located on US Highway 98 in the Heart of the Fast Growing Pensacola Coastal Suburb of Gulf Breeze



Highlights

- + 1.38-acres Total Assemblage across 3 legal parcels (each 0.46 AC)
- + Existing flex industrial buildings, 4,000 Sf and 5,200 Sf, plus undeveloped 0.46-acre parcel fronting US Highway 98.
- + Ideal for industrial/flex users, with possible redevelopment/repositioning.
- + Great visibility with US Highway 98 frontage, located at key signaled intersection adjacent to newly developed CEFCO convenience store.
- + Zoning: Highway Commercial Development
- + Parcels:
 - #1: 19-2S-27-0000-00421-0000
 - #2: 19-2S-27-0000-00423-0000
 - #3: 19-2S-27-0000-00403-0000
- + Asking Price: \$875,000.00

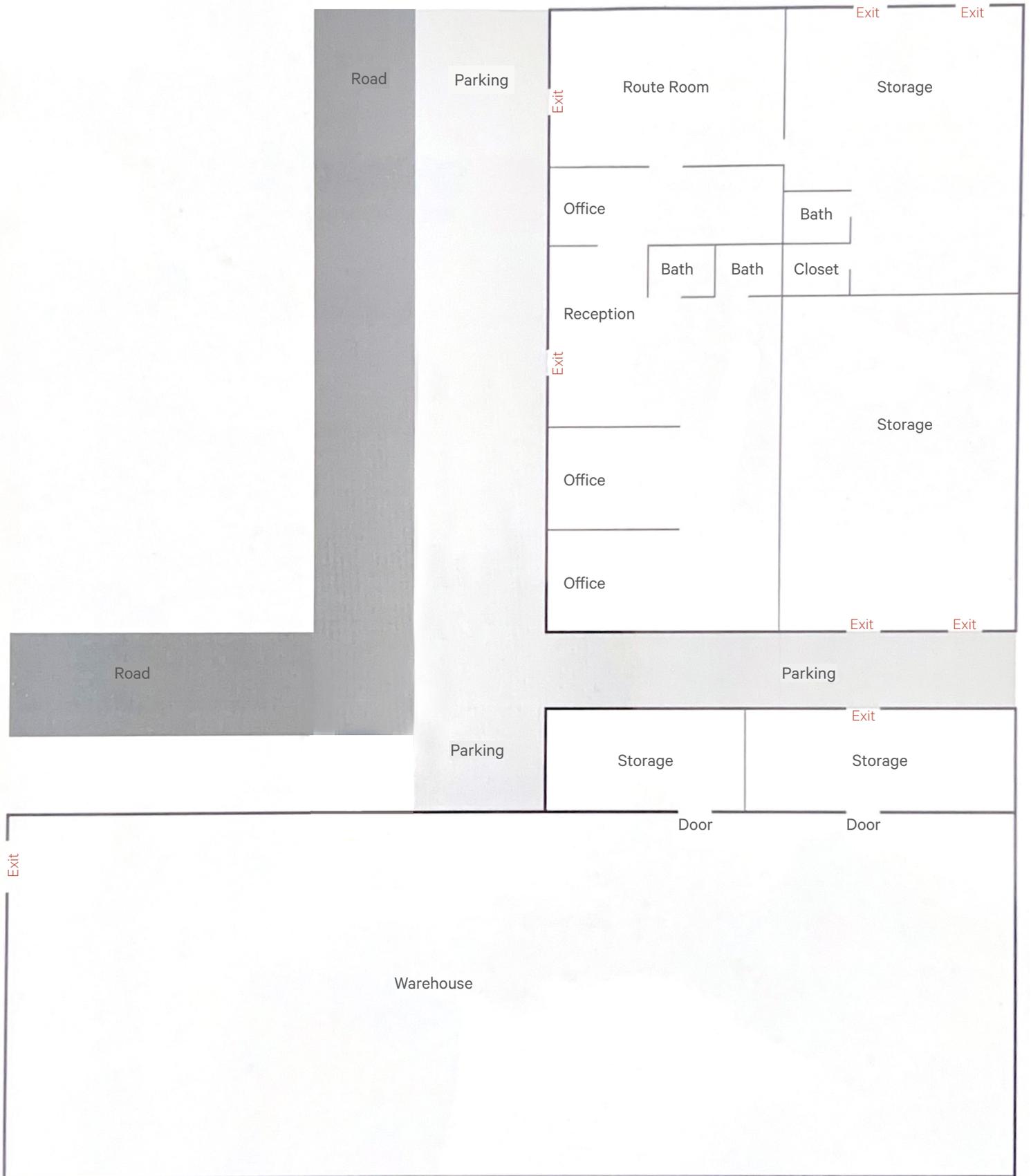
Contact Us

Tom Watson
Senior Vice President
+1 850 527 3524
thomas.watson@cbre.com

Elizabeth Forsythe
First Vice President
+1 850 585 5290
elizabeth.forsythe@cbre.com

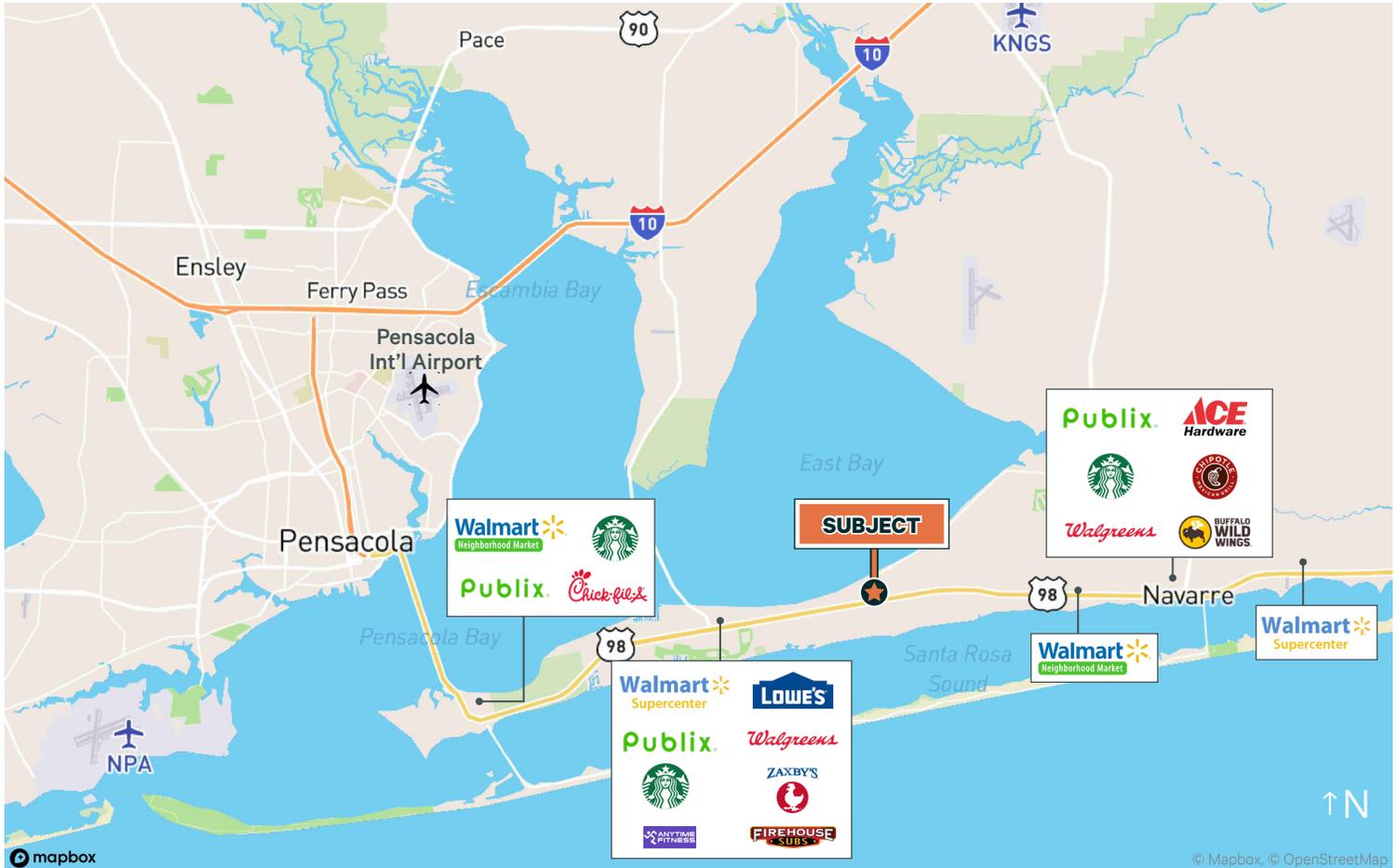
Sam Herrera
Associate
+1 714 227 3829
sam.herrera@cbre.com

Floor Plan



Flex/Commercial Opportunity

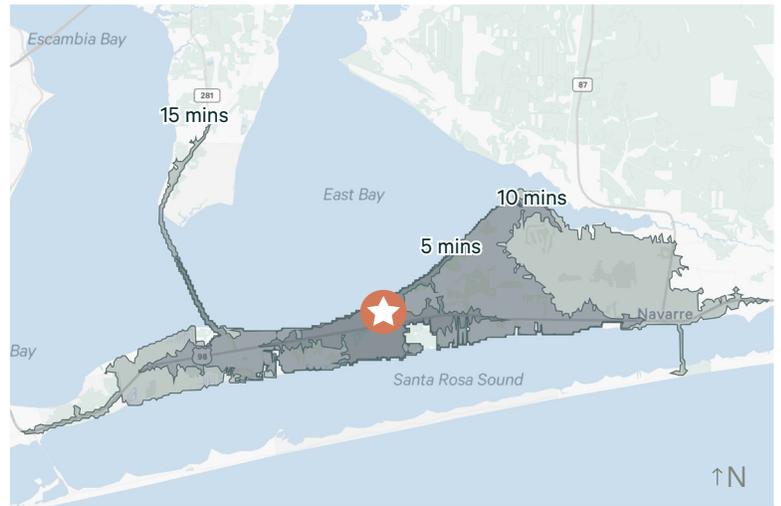
5287 and 5289 East Bay Blvd, Gulf Breeze, FL 32563



Market Overview

A fast growing coastal market with strong commercial demand

Gulf Breeze is part of the energetic Pensacola, Ferry Pass - Brent metro area, a coastal market known for steady growth and a strong employment base. With quick access to major commercial corridors, regional airports, and port facilities, the area continues to attract industrial, flex, and service oriented users. The surrounding corridor is expanding with new businesses and rising demand, creating a powerful environment for a mix of new commercial and retail projects.



Demographics	5 Mins	10 Mins	15 Mins
Population	6,774	29,776	58,429
Avg Household Income	\$113,135	\$123,718	\$126,202
Housing Units	2,786	12,415	23,813
Median Age	42.8	41.7	41.6
Daytime Employment	1,549	8,137	14,546

Flex/Commercial Opportunity

5287 and 5289 East Bay Blvd, Gulf Breeze, FL 32563

For Sale



Contact Us

Tom Watson

Senior Vice President
+1 850 527 3524
thomas.watson@cbre.com

Elizabeth Forsythe

First Vice President
+1 850 585 5290
elizabeth.forsythe@cbre.com

Sam Herrera

Associate
+1 714 227 3829
sam.herrera@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

