

# OFFICE BUILDING



## 1300 SHORELINE DR

1300 SHORELINE DR, GULF BREEZE, FL 32561



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## OFFERING SUMMARY

Lease Rate:	\$24.00 - 25.00 SF/yr (Gross)
Building Size:	13,814 SF
Available SF:	1,902 - 2,804 SF
Lot Size:	0.91 Acres
Year Built:	2007
Zoning:	C1

## PROPERTY OVERVIEW

This exceptional 2-story Class A office space in Gulf Breeze offers versatile options for your business needs. The first floor is ideal for medical professionals, featuring 4 exam rooms, a spacious reception area, and a comfortable waiting area. The second floor provides two traditional office suites, easily accessible via an elevator. Each suite is complete with its own bathroom facilities and a well-appointed kitchen/break area (except suite 212).

Situated in a prime location off Hwy 98, this property benefits from high visibility, with approximately 55,500 Average Annual Daily Traffic (AADT) according to the Florida Department of Transportation (FDOT). Within a 7-minute drive, you'll discover a community with a median household income of \$107,000 and a median home value of \$495,000, making it a lucrative opportunity for your business.

## LOCATION OVERVIEW

Located in the heart of Gulf Breeze Proper, this property offers convenient access with access points directly off Hwy 98. Situated across the street from the Walmart and Publix Shopping Centers, it provides excellent visibility and accessibility. Additionally, it is adjacent to Gulf Breeze High School, making it a central and easily recognizable location. Within walking distance, you'll find a variety of dining options, including popular choices like First Watch and Chipotle

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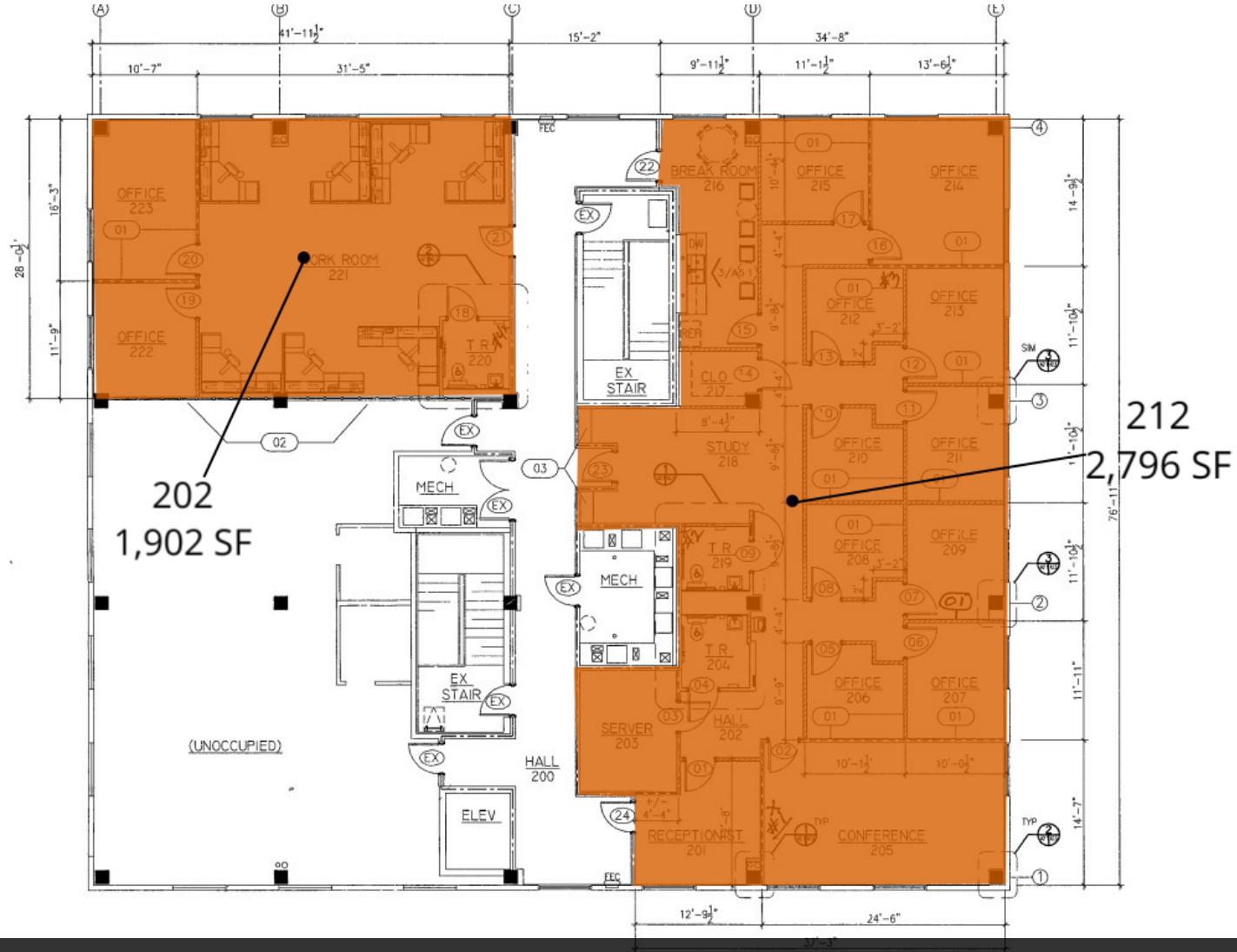
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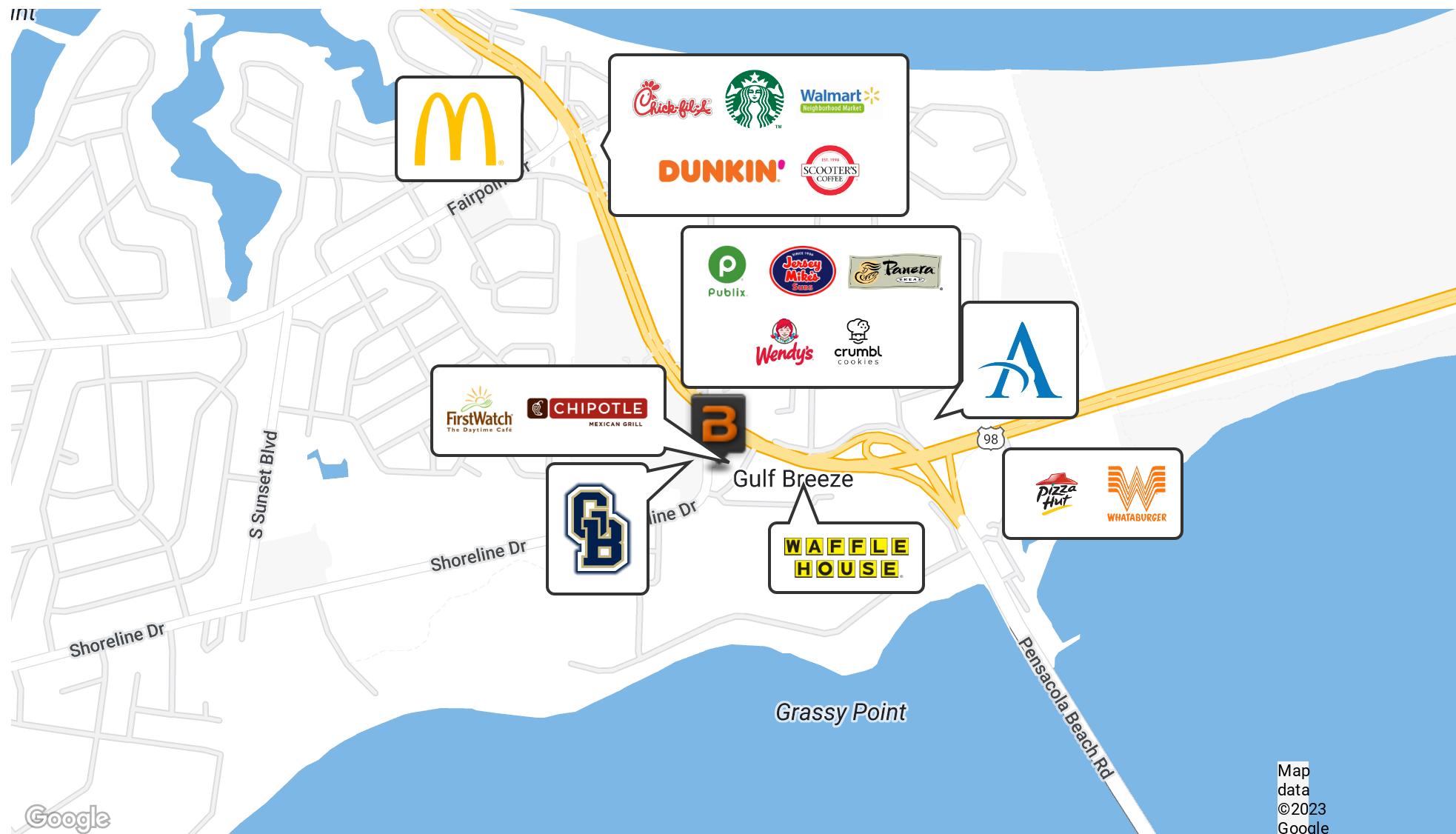
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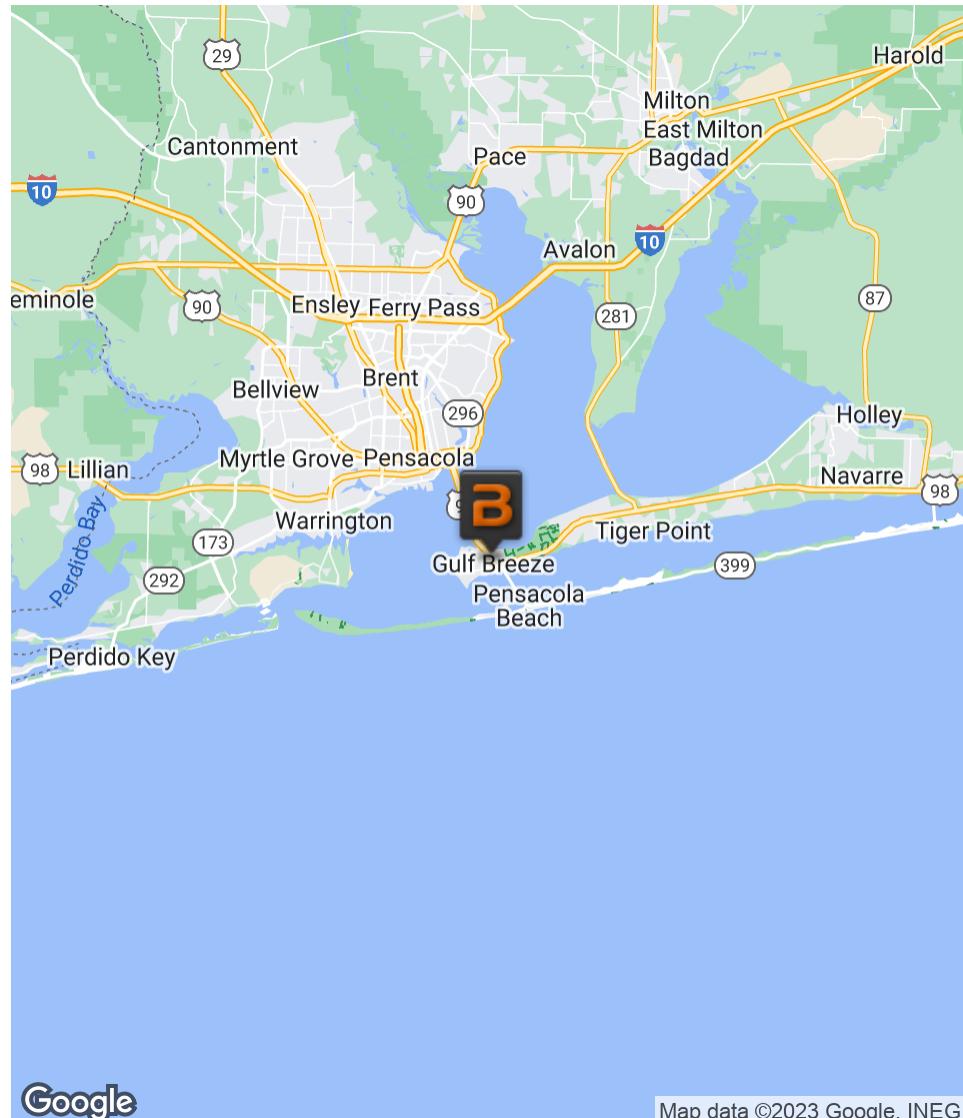
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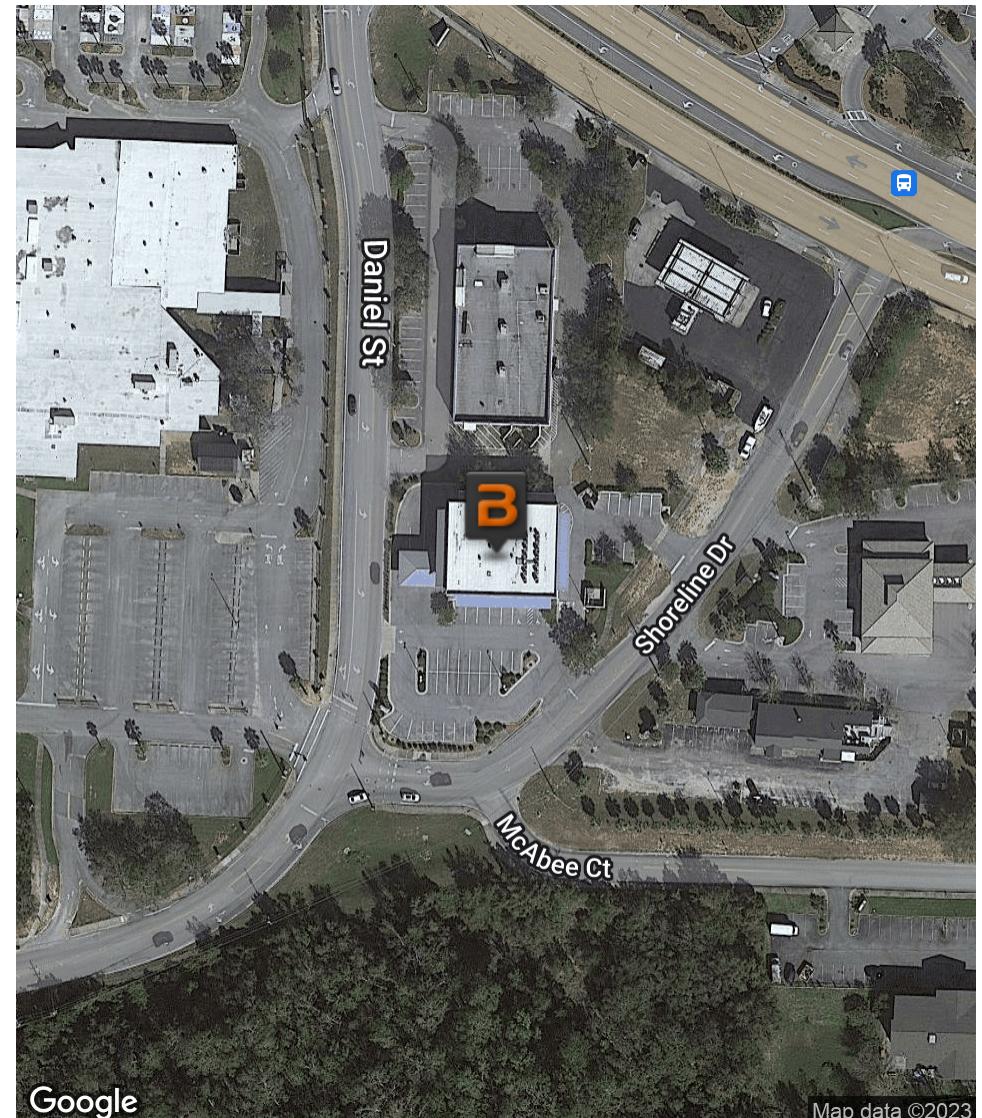
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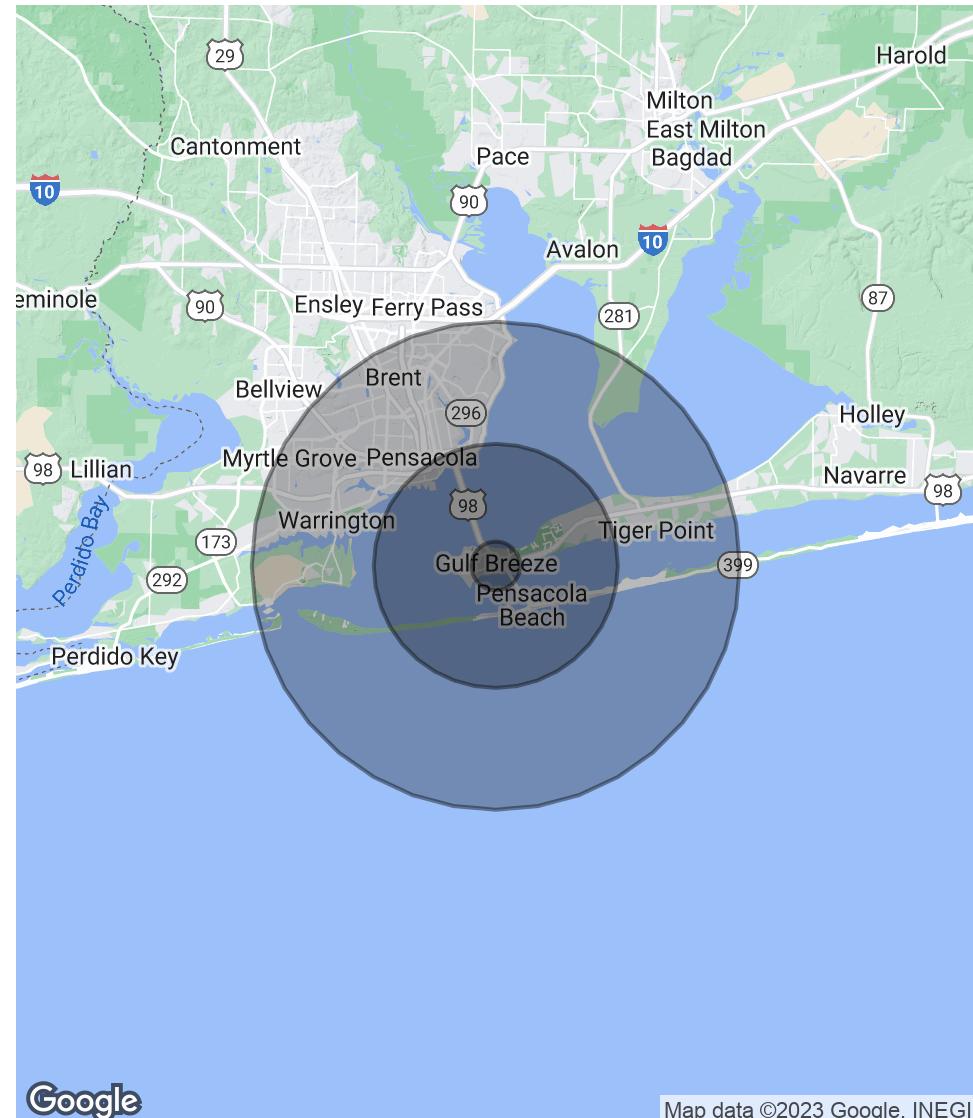
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,138	22,934	164,199
Average Age	47.4	46.2	39.3
Average Age (Male)	47.3	44.6	37.3
Average Age (Female)	47.7	47.0	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	968	11,560	74,539
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$117,520	\$102,351	\$64,778
Average House Value	\$382,753	\$378,191	\$190,881

\* Demographic data derived from 2020 ACS - US Census



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