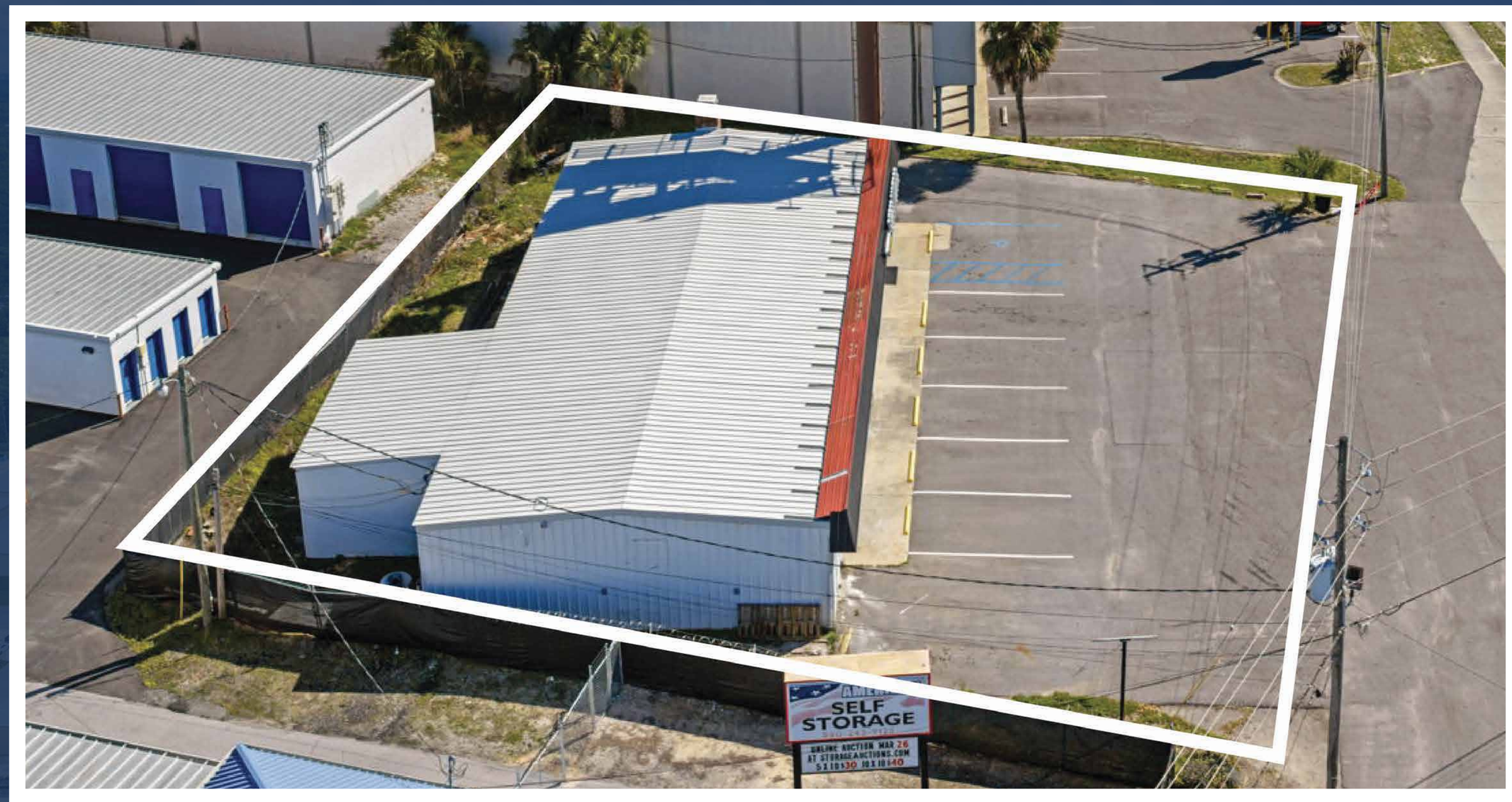
FOR SALE

Parkman & Associates
NBI PROPERTIES INC
Commercial & Investment Real Estate



507 MARY ESTHER CUTOFF | FORT WALTON BEACH

PRIME MIXED-USE | 3,760 SF | $1,250,000

3,760 SQFT

AMERICAN
SELF
STORAGE
FULL OF THANKS
AND EMPTY UNITS
OPEN
7 DAYS A WEEK
SUPER LIQUORS
STELLA ROSA
WINES
BELAIRE

Publix
bealls OUTLET
Office DEPOT
KM CYCLE & MARINE
FORT WALTON BEACH, FL
Eglin Federal CREDIT UNION
KFC
SKIPPER'S FURNITURE & MATTRESS Co.
chili's
BARTON'S home OUTLET
Kitchens, Baths, Floors & More
TIME SAVER OIL & LUBE
AMERICAN SELF-STORAGE
Badcock HOME FURNITURE &more
QUALITY URGENT CARE & WELLNESS

3,760 SQFT

POPULATION 73,792 <5 MILE

AVERAGE INCOME $96,290

MEDIAN PRICE RANGE $384,900

AADT 25,000

Prime Commercial Building.

Positioned along the heavily traveled Mary Esther Cutoff, this 3,760 SF freestanding commercial building delivers exceptional visibility, access, and versatility for an owner-user or investor. Located just east of a lighted intersection, the property benefits from steady daily traffic and is ideally suited for retail, showroom or service-based operations.

This offering is truly turnkey. It features a fully renovated interior with updated finishes and a new metal roof. The business generates strong, consistent income, creating an immediate revenue stream for a buyer seeking both real estate and operating business value.