

# FOR LEASE

**330 MARY ESTHER BLVD - FORT WALTON BEACH**



**STE A - 2,764 SF | STE B - 1,054 SF**

**HIGHLY VISIBLE OUTPARCEL IN ONE OF THE AREA'S MOST SOUGHT-AFTER LOCATIONS**

**THIS PRIME SPACE PROVIDES UNPARALLELED EXPOSURE TO HIGH TRAFFIC ALONG MARY ESTHER BLVD., MAKING IT IDEAL FOR BUSINESSES SEEKING TO MAXIMIZE THEIR VISIBILITY. FUTURE TENANTS WILL BENEFIT FROM ACCESS TO BOTH PYLON SIGNAGE AND BUILDING SIGNAGE, ENSURING PROMINENT BRANDING OPPORTUNITIES.**

**SITUATED IN A THRIVING COMMERCIAL CORRIDOR SURROUNDED BY NATIONAL RETAILERS, DINING ESTABLISHMENTS, AND RESIDENTIAL NEIGHBORHOODS, THIS PROPERTY IS PERFECTLY POSITIONED TO ATTRACT STEADY CUSTOMER TRAFFIC.**



**2.41  
ACRES**



**POPULATION  
42,000  
<3 MILE**



**AVG HH INCOME  
\$75,000**



**MEDIAN  
HOME PRICE  
\$350,000**



**AADT  
25,000**



**CONTACT INFO**

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