

FOR LEASE \$22 PSF Parkman & Assoc.

NBI PROPERTIES INC
Commercial & Investment Real Estate



480 MARY ESTHER BLVD | FORT WALTON BEACH
ESTABLISHED RESTAURANT PROPERTY WITH EXCEPTIONAL VISIBILITY & GROWTH POTENTIAL



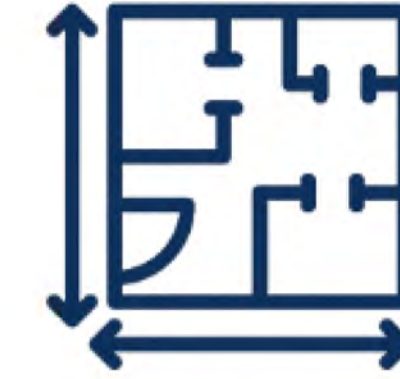
.78 ACRES
5,144 SQFT



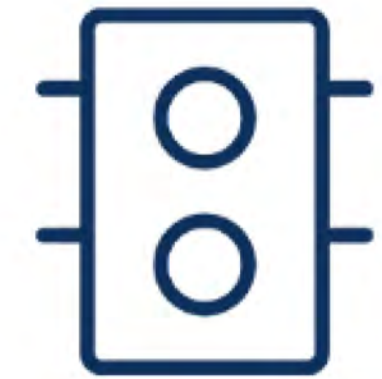
POPULATION
70,975
<5 MILE



\$22
PSF



MEDIAN
PRICE RANGE
\$489,000

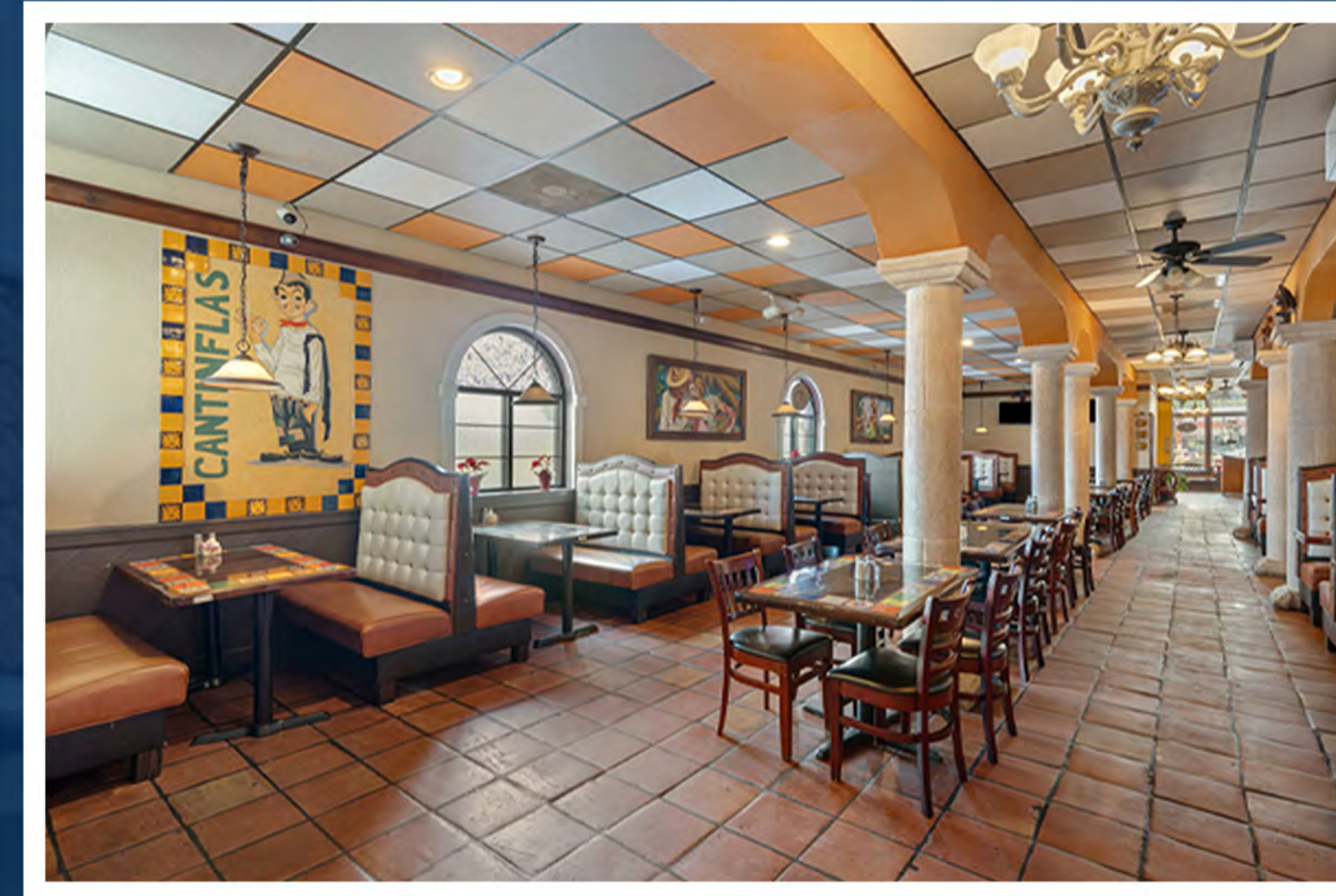


AADT
22,500

Position your business in the heart of Mary Esther's busiest commercial corridor. Located directly off Mary Esther Blvd with excellent visibility and steady daily traffic count of 22,500, this property offers a prime location surrounded by national retailers, service businesses, and established residential neighborhoods. The site provides convenient access to Highway 98, Hurlburt Field, and the greater Fort Walton Beach market, making it ideal for businesses seeking strong exposure and easy customer access.

The building features a flexible interior layout suitable for most any professional services, with ample parking and straightforward ingress/egress. Large storefront windows deliver natural light and signage opportunities, while the property's central location ensures consistent drive-by visibility.

Whether you're expanding, relocating, or launching a new concept, 480 Mary Esther Blvd offers the accessibility, heavy daily traffic counts, and commercial presence needed to support long-term business success.



.78 AC



 **SANTA ROSA MALL**
SITE REDEVELOPMENT
GROCERY-ANCHOR/MIXED-USE

 **Panera**
BREAD®

 **STARBUCKS™**

 **SMOOTHIE KING.**

 **TARGET®**



PAGE BACON RD

MARY ESTHER CUT OFF NW

 **FIRST WATCH.**

 **Academy®**
SPORTS+OUTDOORS

 **LONGHORN®**
STEAKHOUSE

 **DOLLAR TREE®**
 **piggly wiggly**  **MURPHY USA**

 **CVS**

Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate

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