

RETAIL | OFFICE OFFERING FOR LEASE

2558 Gulf Breeze Pkwy

Gulf Breeze, Florida



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 South Palafox Place #10E, Pensacola, FL 32502

| 850.764.6800

| BayCityRealty.com



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Property Description

2300 sf +/- retail/office space for lease in a great location in Gulf Breeze, Florida! This space can accommodate various needs, whether it's for retail or office. With ample parking for both employees and customers, accessibility is a breeze. The property also boasts large pylon signage, providing high visibility for your business. Don't miss the opportunity to secure a space that combines convenience, visibility, and flexibility in one desirable location.

Property Highlights

- Prime Location
- Flexible space that can accommodate retail and office
- Ample Parking for employees and customers
- Large Pylon Signage for High Visibility

360° VIRTUAL TOUR

Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
NNN	\$2.15 SF/yr
Available SF:	2,300 SF
Lot Size:	1.89 Acres
Building Size:	2,300 SF

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Location Description

The locals refer to "Gulf Breeze Proper" as the area from just off the foot of the 3 mile bridge to the Naval Live Oaks Nature Preserve. This space is located just after the preserve. Take that first left onto Bayshore Road to enter if you're headed east or turn right directly into the property if you're heading west. It's between Gulf Breeze Proper and Tiger Point. 4.5 miles from the GB side of the 3 mile bridge and 3.5 miles from the Garcon Point Bridge turnoff just in front of Walmart Super Center in Gulf Breeze.

Points of interest, including Gulf Breeze Zoo, Gulf Breeze Hospital and Gulf Islands National Seashore. There is a range of amenities, dining options and recreational facilities. Convenient access to major roadways make the area an appealing location for businesses seeking versatile flex space.

Site Description

This Gulf Breeze property is located in a prime location on the main thoroughfare, Gulf Breeze Parkway, which provides high visibility and easy access to the property.

The property consists of a single-story building with ample parking space in the front and side of the building. The building has a modern and attractive design, with large windows that provide plenty of natural light to the interior space with beautiful new exterior remodel!

Exterior Description

New refaced stucco building and front.

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Lease Rate	\$20.00 SF/Yr
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Location Information

Street Address	2550 Gulf Breeze Pkwy
City, State, Zip	Gulf Breeze, FL 32563
County	Santa Rosa
Market	Gulf Breeze, Florida
Cross-Streets	Bayshore Road
Side of the Street	North
Road Type	Highway
Market Type	Medium
Nearest Highway	Directly on Hwy 98 aka Gulf Breeze Parkway
Nearest Airport	Pensacola International Airport - 14 Miles

Building Information

Building Size	2,300 SF
Tenancy	Multiple
Office Space	110 SF
Number of Floors	1

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	HCD Highway Commercial Development
Lot Size	1.89 Acres
APN #	36-25-29-0000-00500-0000
Lot Frontage	112 ft
Lot Depth	325 ft
Traffic Count	41500
Traffic Count Street	Gulf Breeze Pkwy Hwy 98
Amenities	Large Showroom Large Pylon Signage facing East and West Ample Parking Close to Several Restaurants Plenty of Offices and Retail Nearby

Parking & Transportation

Parking Type	Surface
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Utilities & Amenities

Central HVAC	Yes
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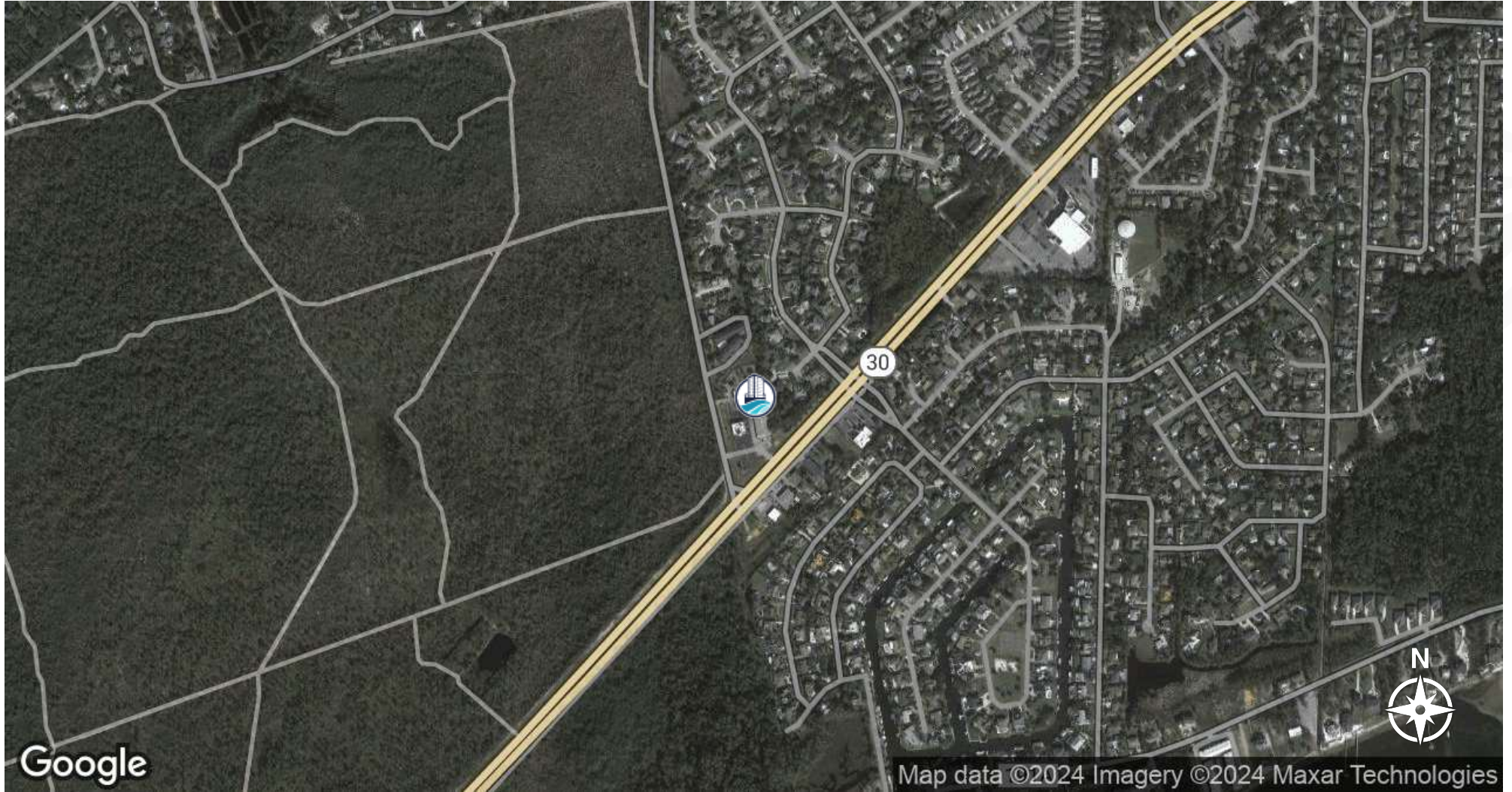
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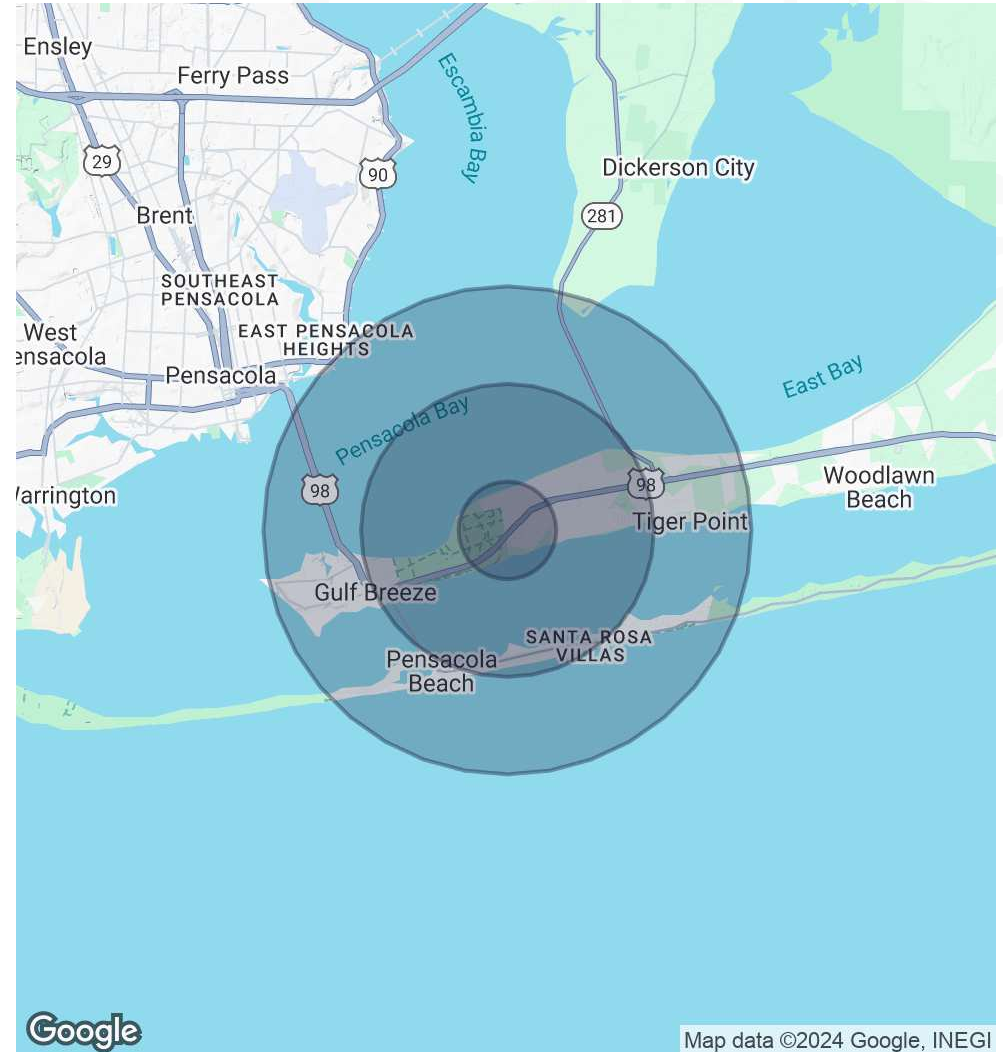
Population	1 Mile	3 Miles	5 Miles
Total Population	3,059	14,252	27,035
Average Age	48.4	44.4	45.4
Average Age (Male)	48.2	41.0	44.1
Average Age (Female)	48.6	46.0	45.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,303	6,690	12,944
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$120,849	\$97,036	\$96,981
Average House Value	\$377,464	\$354,819	\$342,119

Traffic Counts

Bayshore Road 41,500/day

2020 American Community Survey (ACS)



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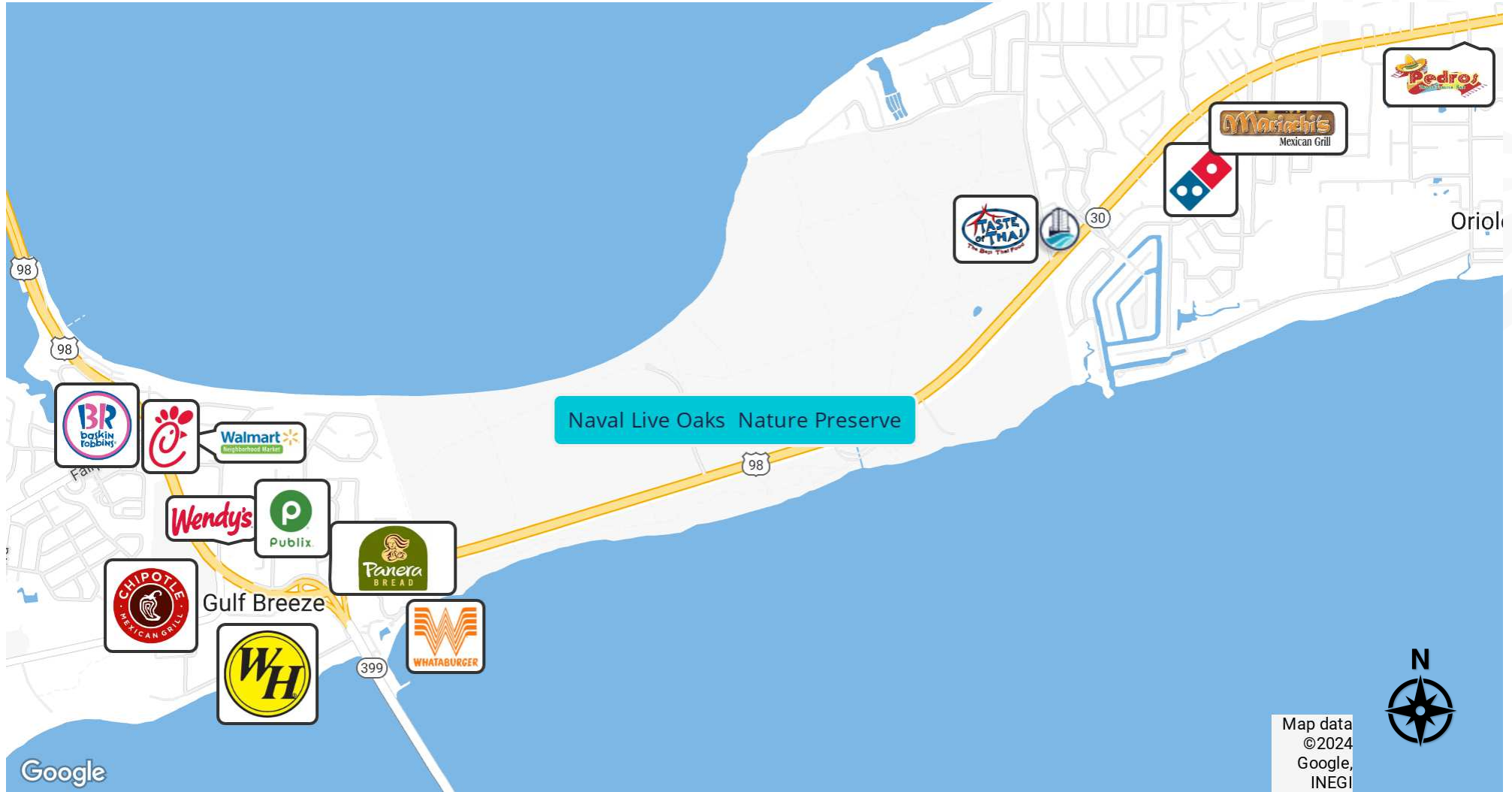
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Meet The Team



MEHDI MOEINI
Broker | Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a proven negotiator who keeps his clients best interest in mind. With over 20 years of local market experience, including restaurant franchising, management and real estate, his business insight allows his clients to make the best decisions possible. Mehdi is responsible for Investment Sales, Cap Rate Market space, netting large profits for clients and representing successful buyers. He is fearless in approaching anyone who can move a deal forward for a buyer, seller or both.

Before his real estate career, Mehdi spent sixteen years with IHOP Restaurants as a Franchisee, owning multiple locations, he managed 250 employees and produced annual sales of over 7 million dollars.

Clients describe Mehdi as having laser sharp focus with a great ability to negotiate. His knowledge and ability to make deals happen bring intangible value to his clients.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a motivated, personable business professional and has called Pensacola home since 1994. Prior to real estate, Wendi had a successful broadcasting career which included extensive marketing and sales. For several years, she had the priveledge of interviewing local business owners in a wide range of fields. Those interviews became business relationships that led her to Commercial Real Estate.

Wendi utilizes her experience in marketing and negotiations to earn business in CRE. She has gained a well-deserved reputation for providing outstanding service to those she serves and enjoys helping others succeed.

Wendi takes her client's needs on as if they were her own. Her ability to openly and honestly communicate has been a key to her success in an industry where understanding client preferences and acting in the best interest of the client matters.