

±5,000 SF Professional Office

5 Clifford Drive,
Shalimar, FL 32579

Property Highlights

- + Charming Williamsburg-style building featuring grand entry white columns
- + Great visibility off of Eglin with convenient ingress and egress from Clifford Drive
- + 13 striped concrete parking spaces, with additional adjacent street parking
- + Sale Price \$788,000.00
- + Three floors which include a lobby, kitchenette, restroom, conference room and 12 spacious offices

Centrally Located Professional Freestanding Building



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For Sale/Lease

Property Information

5 Clifford Drive is perfect for professional, medical and business services firms, and Department of Defense contractors, located with easy access to Eglin Air Force Base and the Destin-Fort Walton Beach Airport (VPS). The property is a charming 3-story, 5,000 SF brick professional office building. The building is in excellent condition with abundant parking for both employees and clients alike. With a competitive price set at \$788,000.00, this opportunity will sell fast! Please reach out for lease interest.



- + **First Floor:**
 - Includes lobby, restrooms, kitchenette and 6 offices
- + **Second Floor:**
 - Includes 6 additional office and a conference room
- + **Third Floor:**
 - 2 large areas ideal for file storage



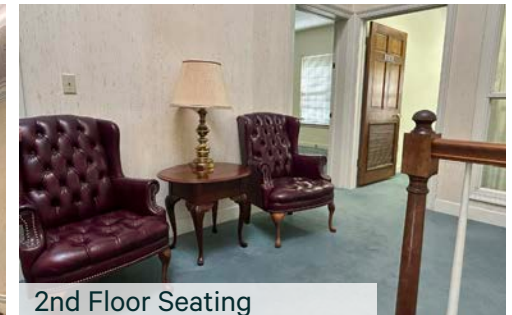
Entry



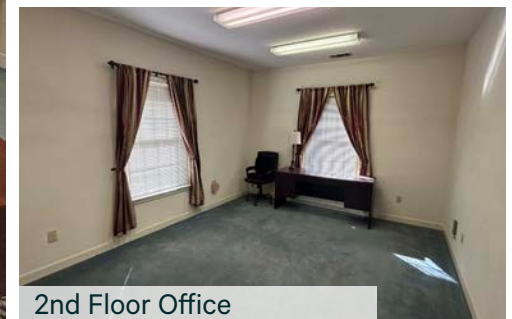
Staircase



1st Floor Lobby



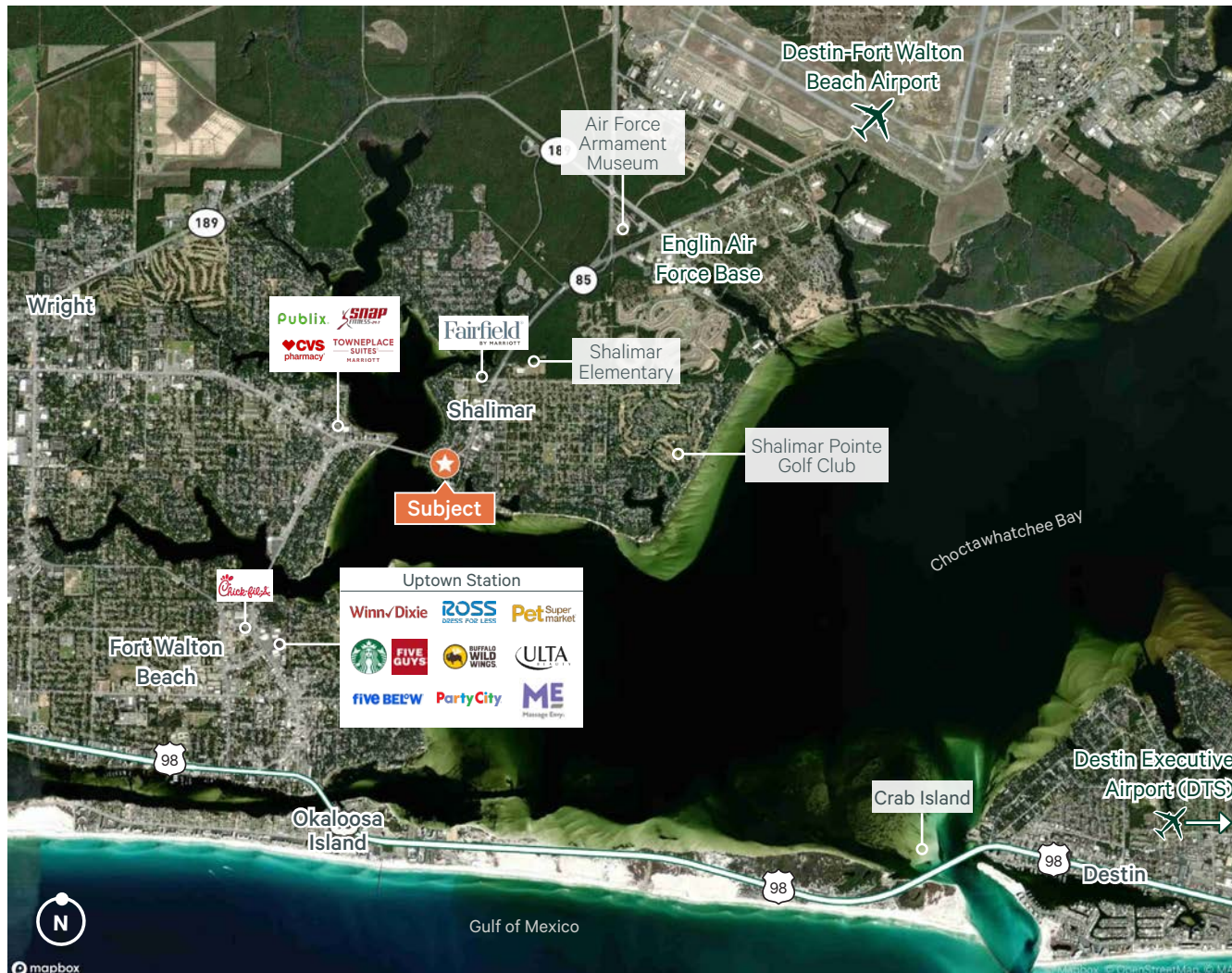
2nd Floor Seating



2nd Floor Office

Strategic Location

Excellent Visibility from Eglin Parkway

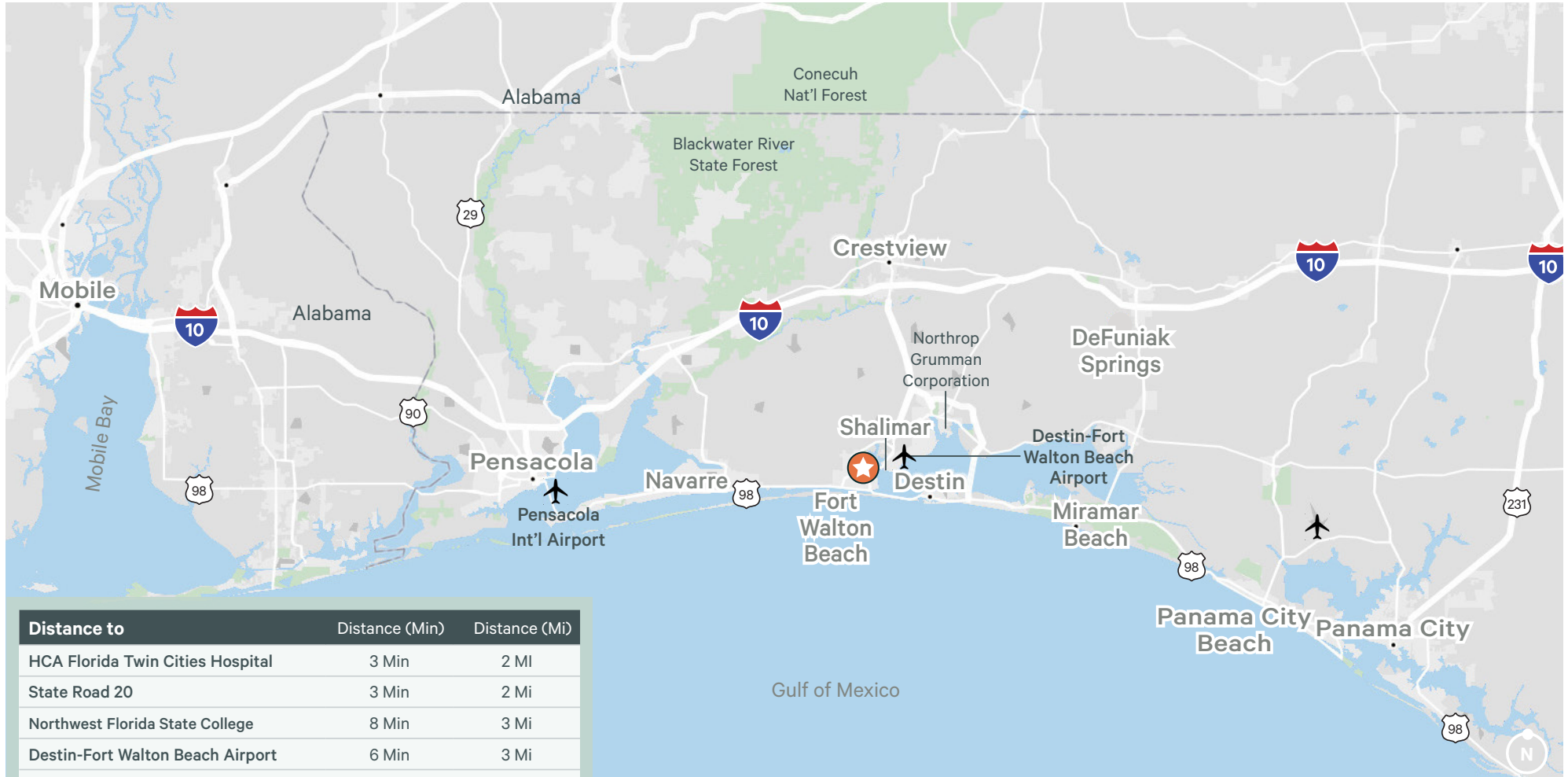


Shalimar, Florida is centrally located in Okaloosa County offering convenience and optimal proximity to Eglin Air Force Base and the 7th Special Forces Group at Duke Field to the north and the beautiful Beaches of the Emerald Coast in the Gulf of Mexico to the south. The property is readily identifiable on Clifford Drive off of Eglin Parkway, promoting brand presence.

| Demographics | 5 Min | 10 Min | 15 Min |
|----------------------|----------|-----------|-----------|
| Population | 76,442 | 130,709 | 163,570 |
| Businesses | 3,925 | 6,992 | 8,894 |
| 2024 Housing Units | 38,299 | 68,051 | 92,302 |
| Avg Household Income | \$97,669 | \$108,757 | \$112,629 |
| Daytime Population | 82,378 | 154,226 | 189,300 |

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| Distance to | Distance (Min) | Distance (Mi) |
|----------------------------------|----------------|---------------|
| HCA Florida Twin Cities Hospital | 3 Min | 2 Mi |
| State Road 20 | 3 Min | 2 Mi |
| Northwest Florida State College | 8 Min | 3 Mi |
| Destin-Fort Walton Beach Airport | 6 Min | 3 Mi |
| Eglin Air Force Base | 9 Min | 7 Mi |
| Northrop Grumman Corporation | 17 Min | 10 Mi |
| Crestview | 27 Min | 19 Mi |
| Interstate 10 | 22 Min | 20 Mi |
| Destin | 31 Min | 19.1 Mi |

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