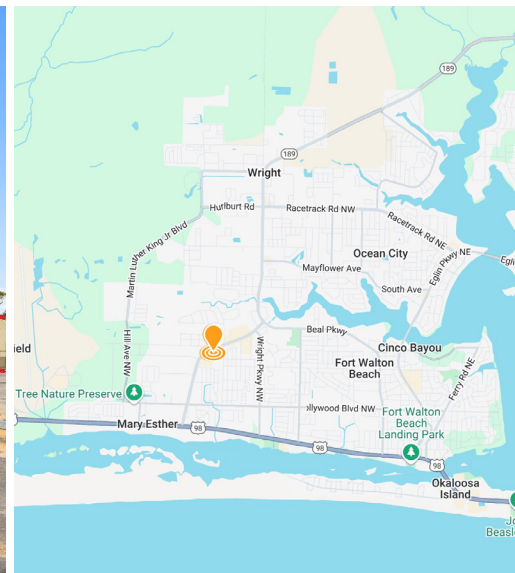


# LONGHORN PLAZA

546 Mary Esther Cutoff NW, Fort Walton Beach, FL 32548

FOR LEASE



## PROPERTY OVERVIEW

- » **Prime Space Available** - 42,932 square foot space adjacent to Academy Sports and Outdoors. Located in a major retail corridor in the Longhorn Plaza Shopping Center, right off Mary Esther Blvd (30,372 VPD).
- » **Newly Renovated Space** - The available space has been completely renovated and has all new electrical wiring and plumbing. The space boasts an open floor plan and is in white box condition.
- » **Significant Capital Expenditures** - The property has undergone significant capital improvements including a full roof replacement in 2022, HVAC replacement and new parking lot lighting consisting of 3.5-foot candle LED lighting. The parking lot is scheduled to milled, overlaid and striped in Q2 2025.
- » **Ample Parking** - Longhorn Plaza boasts a healthy parking ratio of 3.86/1000.
- » **Location Overview** - Positioned off Mary Esther Boulevard, one of the largest retail corridors in Fort Walton Beach, the property benefits from high visibility in a densely populated area close to Eglin Air Force Base. Located in Fort Walton Beach, Eglin Air Force Base has been a prominent fixture since 1935, with over 20,000 military personnel and more than 81,000 support staff, enhancing local economic activity.
- » **Strong Demographics** - The market features robust demographics with an average household income exceeding \$96,000 and a population of 71,000 within a 5-mile radius.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,669	51,315	71,130
Households	4,015	22,268	30,935
Daytime Pop.	8,298	44,001	62,355
Ave. HH Income	\$95,098	\$89,489	\$96,005



LICENSED REAL ESTATE BROKER | FranklinSt.com

**RICKY OSTROFSKY**  
REGIONAL MANAGING DIRECTOR

📞 904.899.0315

✉️ Ricky.Ostrofsky@FranklinSt.com

**KAELYN CASSIDY**  
SENIOR ASSOCIATE

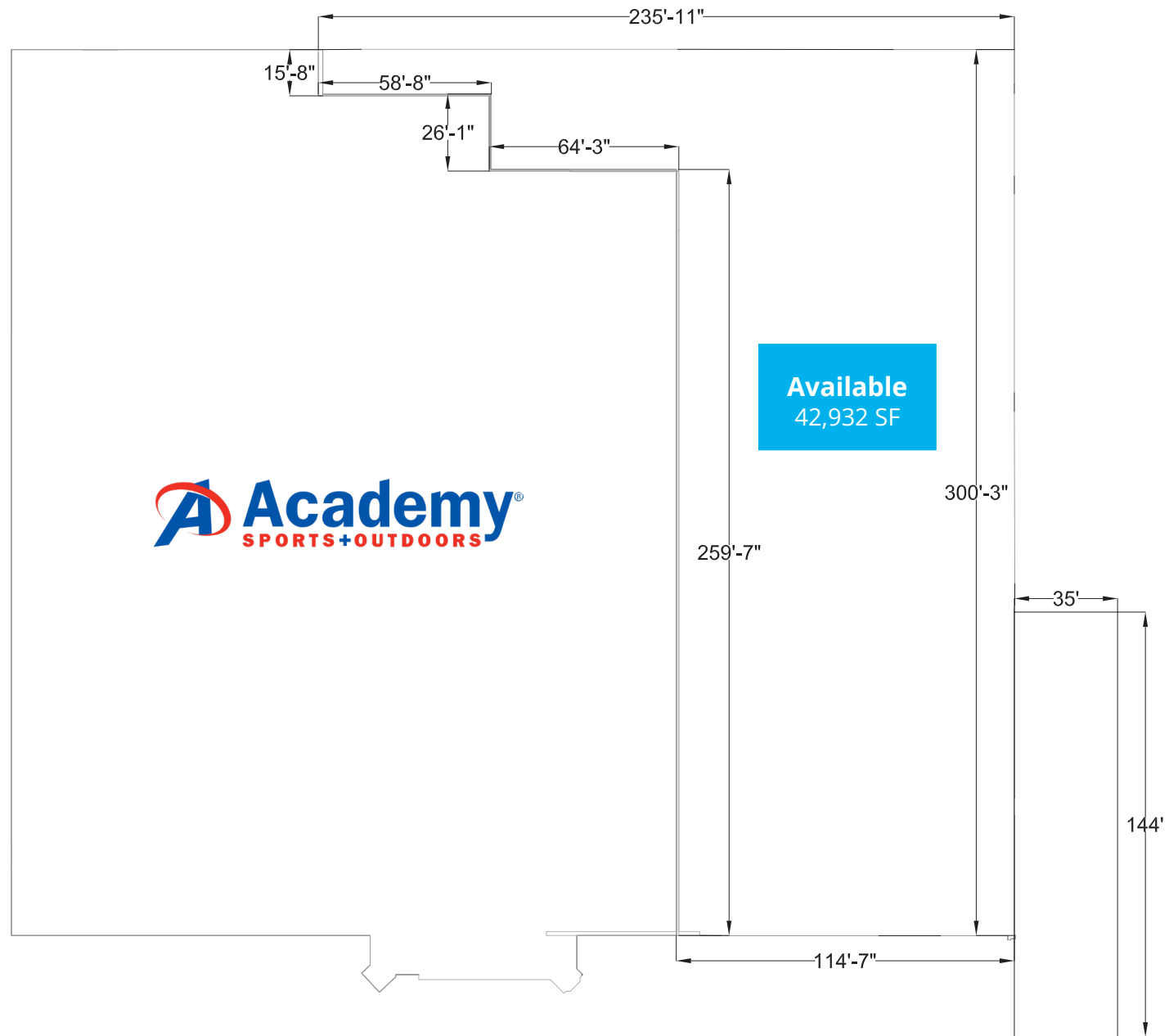
📞 904.899.0318

✉️ Kaelyn.Cassidy@FranklinSt.com

**GARY HEESEMAN**  
SENIOR DIRECTOR

📞 704.251.2672

✉️ Gary.Heeseman@FranklinSt.com



**FOR LEASE** | 546 MARY ESTHER CUTOFF NW, FORT WALTON BEACH, FL 32548

**PHOTOS**



**RICKY OSTROFSKY**  
REGIONAL MANAGING DIRECTOR

📞 904.899.0315  
✉️ Ricky.Ostrofsky@FranklinSt.com

**KAELYN CASSIDY**  
SENIOR ASSOCIATE

📞 904.899.0318  
✉️ Kaelyn.Cassidy@FranklinSt.com

**GARY HEESEMAN**  
SENIOR DIRECTOR

📞 704.251.2672  
✉️ Gary.Heeseaman@FranklinSt.com

**FOR LEASE** | 546 MARY ESTHER CUTOFF NW, FORT WALTON BEACH, FL 32548

**PHOTOS**



**FranklinStreet**

**RICKY OSTROFSKY**  
REGIONAL MANAGING DIRECTOR

📞 904.899.0315

✉️ Ricky.Ostrofsky@FranklinSt.com

**KAELYN CASSIDY**  
SENIOR ASSOCIATE

📞 904.899.0318

✉️ Kaelyn.Cassidy@FranklinSt.com

**GARY HEESEMAN**  
SENIOR DIRECTOR

📞 704.251.2672

✉️ Gary.Heeseaman@FranklinSt.com



