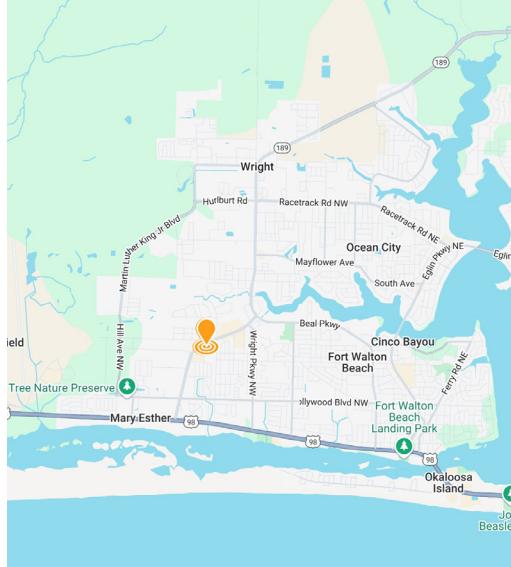


LONGHORN PLAZA

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, overlayed 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.

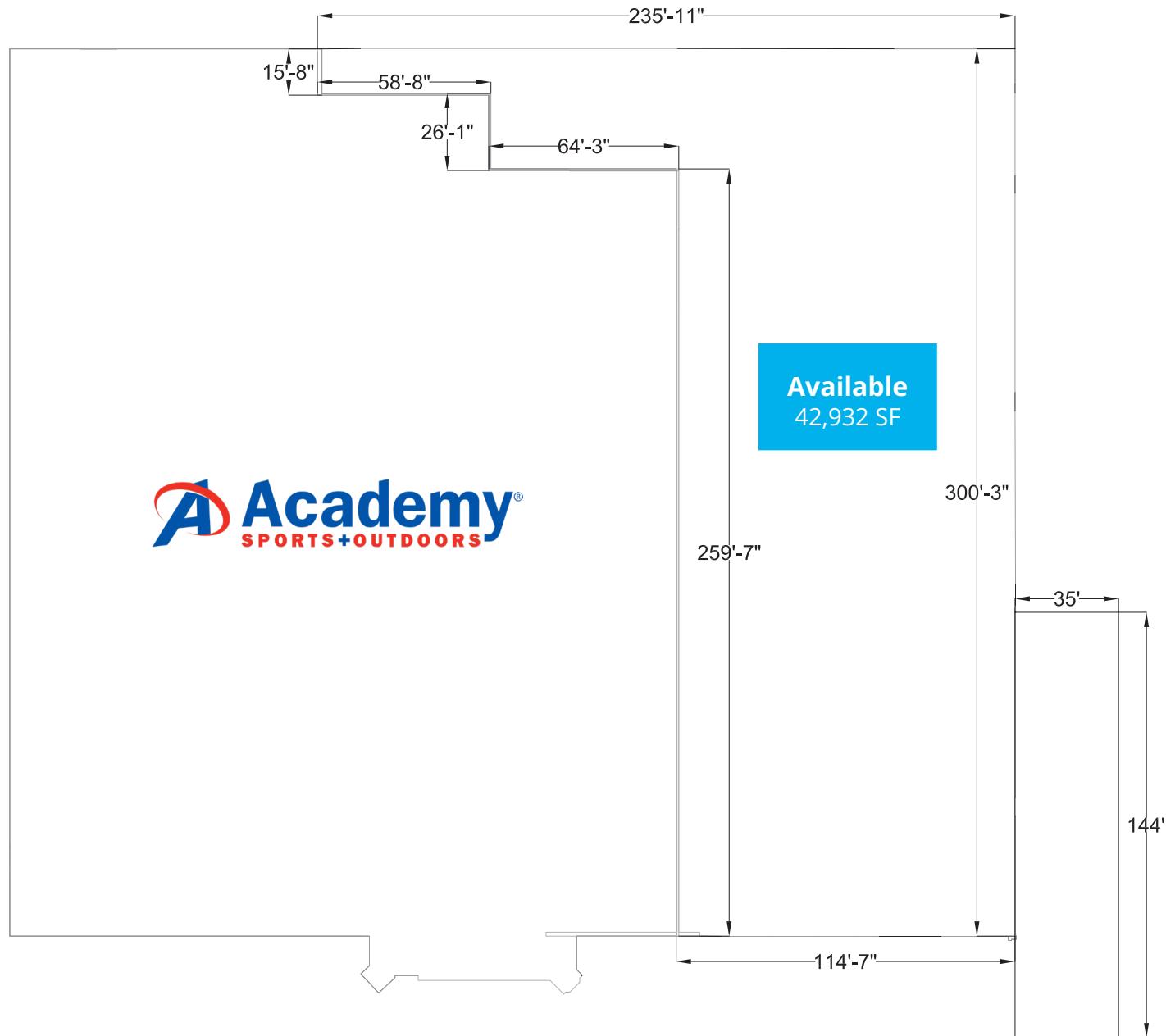
DEMOGRAPHICS

	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

FOR LEASE

546 MARY ESTHER CUTOFF NW, FORT WALTON BEACH, FL 32548

FLOOR PLAN



FOR LEASE

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PHOTOS



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PHOTOS



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546 MARY ESTHER CUTOFF NW, FORT WALTON BEACH, FL 32548

RETAIL AERIAL



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RETAIL AERIAL

