

# 700 EGLIN PKWY NE

Fort Walton Beach, FL 32547



## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer for lease a 2,619 SF freestanding retail building located at 700 Eglin Parkway NE in Fort Walton Beach, Florida. Currently occupied by Goodwill Donation Center, this highly visible property sits on the signalized hard corner of Eglin Parkway and Racetrack Road, one of the area's most heavily traveled intersections.

The site offers excellent visibility, convenient access, and strong traffic counts, surrounded by a diverse mix of national retailers, QSRs, and service-oriented tenants.

With approximately three years remaining on Goodwill's lease, this property provides future redevelopment potential—ideal for users seeking long-term positioning along the dominant Fort Walton retail corridor.

## PROPERTY HIGHLIGHTS

- Site Position: Signalized hard corner of Eglin Pkwy & Racetrack Rd
- Traffic Counts: 40,000+ VPD combined along Eglin Pkwy & Racetrack Rd
- Zoning: Commercial (C-2) – City of Fort Walton Beach
- Surrounding Tenants: Walmart, Chick-fil-A, Starbucks, Publix, Firestone, and Wells Fargo
- Future Upside: Ideal redevelopment site with high visibility and strong demographics

## OFFERING SUMMARY

Lease Rate:	\$58,000.00 per year (NNN)
Number of Units:	1
Lot Size:	0.28 Acres
Building Size:	2,619 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,702	23,479	32,584
Total Population	6,283	55,322	76,717
Average HH Income	\$96,240	\$91,666	\$90,740

## JAKE MCPHAIL

Commercial Advisor

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## PREMIER COMMERCIAL GROUP

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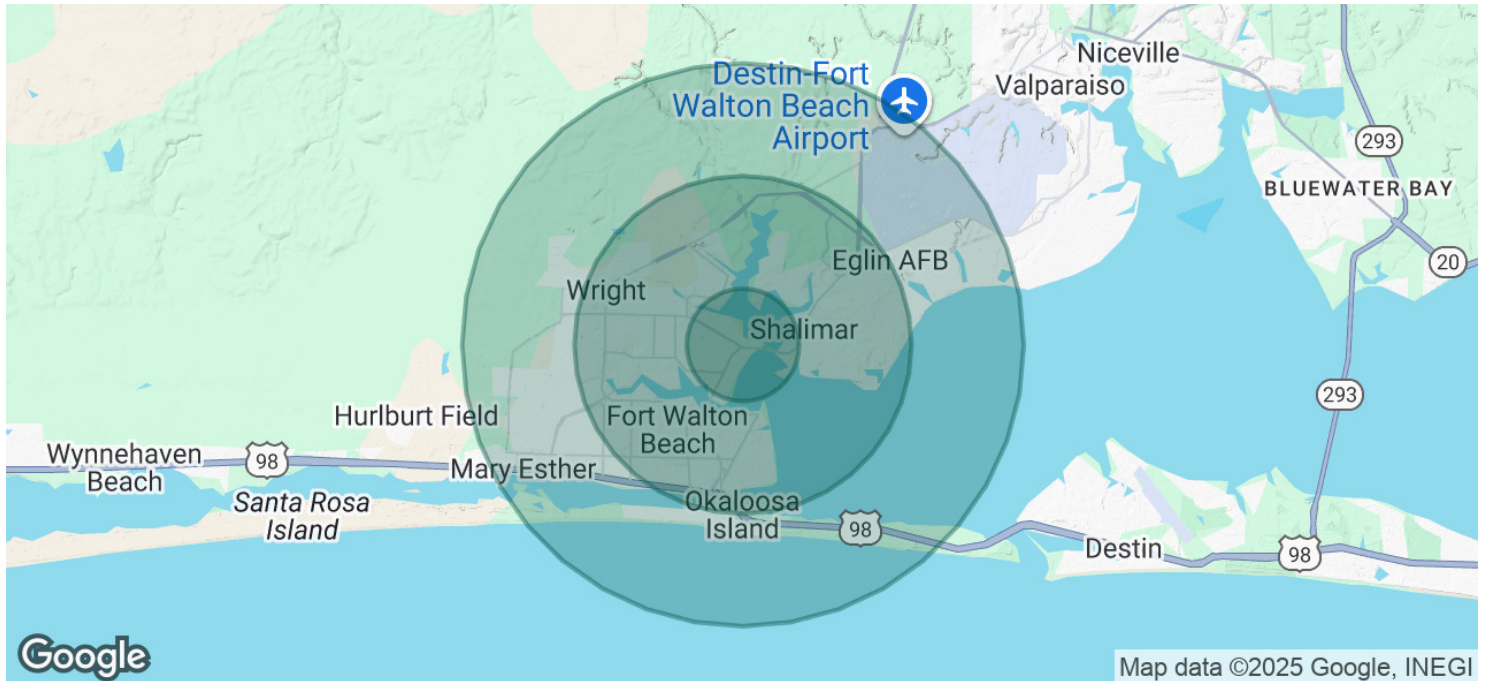


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,283	55,322	76,717
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,702	23,479	32,584
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$96,240	\$91,666	\$90,740
Average House Value	\$427,675	\$413,255	\$395,702

Demographics data derived from AlphaMap

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