

- **Last Suite Available**
- **High Volume Sales Center**
- **Immediate to Big Box Retailer**
- **Surrounded by Upscale Residential**
- **56,000 CPD 2020**
- **Professionally Managed**



# LOOKING SOUTH-EAST





### Property Specs

- 3,200 SF +/-
- Office or Retail Use
- NNN Lease
- Three (3) Year Term
- Zoned C1
- 2.9 AC
- \$18 PSF Plus NNN and S/T
- Ample Parking

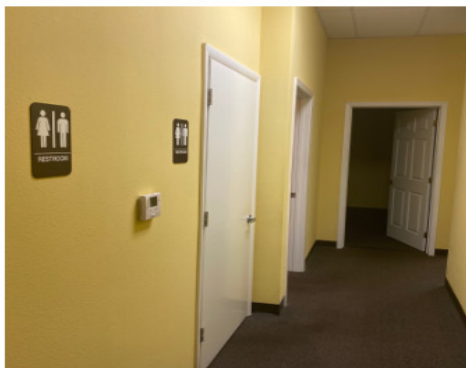
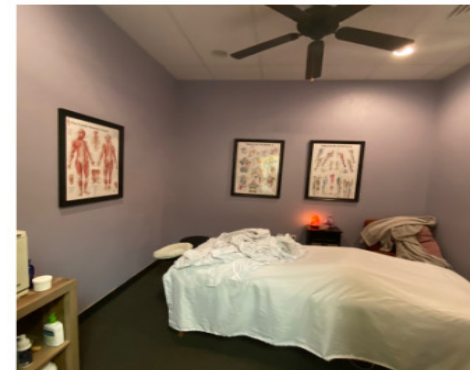
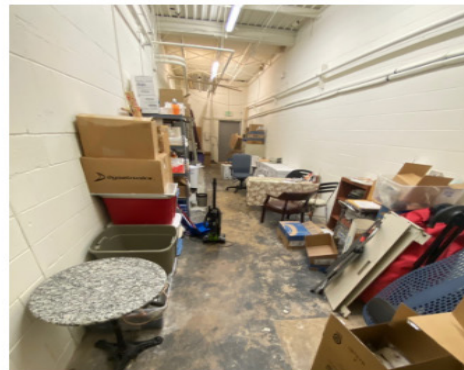
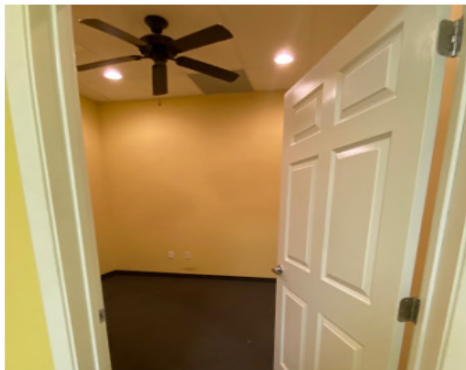
Last available unit in high performing, neighborhood center. The center is situated in the heart of Gulf Breeze proper, and 56,000 cars pass by it every day! The suite is currently used as a medical office space and is configured with 6 office/exam rooms, 4 RR, a large open concept area, an executive-sized private office with view, laundry reception and expansive waiting room. There is a massive 450 SF storage area to the rear of the suite, which could be climate-controlled. Flooring is a mixture of LVP and carpet

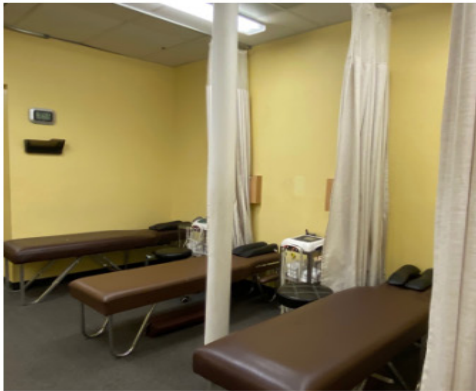
**For Lease**

**\$4,800 per mo,**

plus sales tax, NNN









# Center & Area Highlights



One of the LAST Remaining Units in Gulf Breeze Proper

Located on Primary Travel Corridor to Pensacola, FL and Popular Tourist Destination Pensacola, Beach, FL -56,000 CPD 2020



Surrounded by National Retailers- Publix, Winn Dixie, CVS, Walmart, Dunkin Donuts, Mattress Firm, Starbucks, Chick-fil-A, McDonald's, TCBY, Tropical Smoothie

In-Line Strip Center Surrounded by Strong National Tenant Mix