

Class-A Mixed-Use Development

# Tiger Point Place : 4151 Gulf Breeze Pkwy. Gulf Breeze, FL 32563



## OFFERING SUMMARY

Please find included the leasing information for "Tiger Point Place" located at 4151 Gulf Breeze Parkway, in Gulf Breeze, FL, consisting of Class A Office/Retail and warehouse space for lease. This is a pre-leasing opportunity at Tiger Point Place, Gulf Breeze's newest commercial development with a is units offered range in size from 1,200 SF - 30,000 SF± with delivery expected by Fall of 2024

Before executing a binding contract all negotiations will be outlined in a non-binding letter of intent to lease. The LOI will include the letter of intent to lease the space and include all salient details of the lessees use of space, description of business, terms and rates. All negotiations will be conducted through an offering process in accordance with the terms and provisions of this Memorandum, which NAI Pensacola may, in its sole discretion, amend or update (provided that NAI Pensacola has no obligation to amend or update the information included herein or otherwise made available to prospective lessee).

Inquiries concerning the procedures outlined in this Marketing Package may be directed to:

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**Distribution of Marketing Materials:** All materials provided will be made available through NAI Pensacola.

**Tour Dates:** As the development progresses, please schedule your site visit, by sending an email to any of the contacts listed above.



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Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential lease of the subject property, as applicable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Pensacola, Johnson McGee Property Group and their respective agents, representatives, affiliates and employees (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information.



# EXECUTIVE SUMMARY

# Executive Summary



## PROPERTY SUMMARY

NAI Pensacola is pleased to present this pre-leasing opportunity for units at Tiger Point Place, a “Class A” Mixed-Use development, with a delivery date of Fall 2024. The project consists of 20,000 SF of retail / office units, and 30,000 of state of the art Industrial building all located on a 5.5±-acre site

Situated along the Hwy 98 travel corridor, the Property benefits from its premier location in the explosive Gulf Breeze-Navarre market, a highly desirable market in Santa Rosa County. The property is in immediate proximity to national and regional retailers including Walmart, Lowes, and Publix. Medical and business professionals, trade service operators, shops and restaurants line the commercial corridor with established, upscale residential and new developments infilling the area.

*The Property offers an incredible location in the core of an explosive area of growth. In addition, there is significant lack of available mixed-use office /retail/ industrial premises within the market, ideally positioning the Property to benefit from the demand of the intense growth pattern.*

## AREA HIGHLIGHTS

*Santa Rosa County is the 8th Fastest Growing Population in Florida*

*4th Highest Median Household Income in Florida*

*Skilled Labor Pool of 83,192 within 1 hour*

*POP Growth 1.9% per Year*

*1,500 new Single Family Homes are needed annually to meet projected Population Growth*

*Low Cost to do Business*



Walmart

Fantastic Sams

LOWE'S

Tuffy  
Tire & Auto Service

AspenDental

Auto Zone

FIREHOUSE  
SUBS

Publix

Ruby Tuesday

T Mobile

STARBUCKS COFFEE

Walgreens

PANDA EXPRESS

ROCK N ROLL  
TUSHY

TIRE KINGDOM

POPEYES

Ascension Sacred Heart

Traffic Median

Bluewater Plaza

4151 Gulf Breeze Parkway  
Gulf Breeze, FL  
624 FT Frontage

3 SITE



# PROPERTY OVERVIEW

# Retail / Office Highlights

## Unit Description

- Units Sizes 1,200, 1,600, 2,400, and 4,800 SF +/-
- Type Office or Retail User
- Total Available 20,000 SF +/-
- Zoning HCD
- Signage Building & Monument
- Parking Surface
- Traffic 37,500 CPD

## Leasing Description

- Lease NNN (est. \$3.81)
- Rate \$28 /PSF Annually
- Term 3-5 YR



Tiger Point Place is 20,000 SF Office and Retail Strip Center. Incredible visibility from Hwy 98/ Gulf Breeze Parkway with 624 feet of frontage. Located in a pinnacle position along the Gulf Breeze Hwy 98 trade corridor with a built in client base surrounding the site and to the 37,500 cars per day that pass by. The development is situated between Pensacola, Navarre, and resort destination Destin, FL. One of the fastest growing counties in America, Santa Rosa County along the Gulf Breeze and Navarre corridor is experiencing a significant growth in retail sales, accommodations and residential developments.

Demand for office and retail units in the immediate area is competitive, with a lack of available space in the market. Suites to be delivered in shell condition.

# Industrial Unit Highlights

## Unit Description

- Building Size 30,000 SF +/-
- Type Clear Span WHSE
- Eave Height Center 16 FT
- Roll Up Door 13'10" H x 12' W
- Power 3-Phase and 100 AMP
- Parking Surface
- Traffic 37,500 CPD

## Leasing Description

- Lease NNN
- Rate \$14/PSF Annually
- Term 3-5 YR



Strategically located along the Gulf Breeze Hwy 98 trade corridor with immediate delivery to the heavily expanding surrounding area. The development is situated between Pensacola, Navarre, and resort destination Destin, FL. One of the fastest growing counties in America, Santa Rosa's economy is reaping the benefits of its investments in aviation, manufacturing and distribution. Major economic generators for the area include military installations, manufacturing, medical facilities, and tourism.

There is a steady and increasing demand for industrial space throughout this area. Units to be delivered in shell condition with a variety of size options .

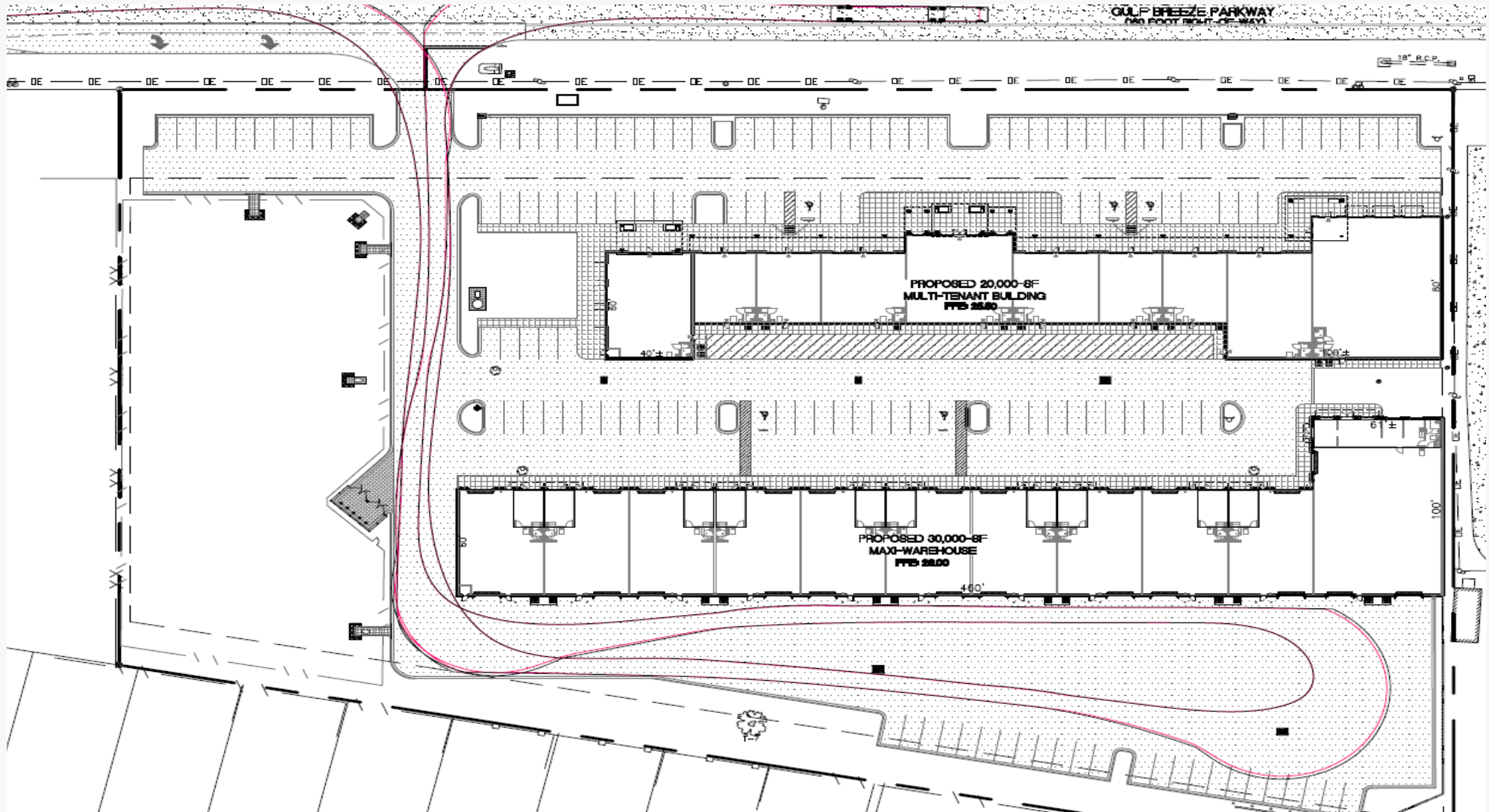
# Land Description



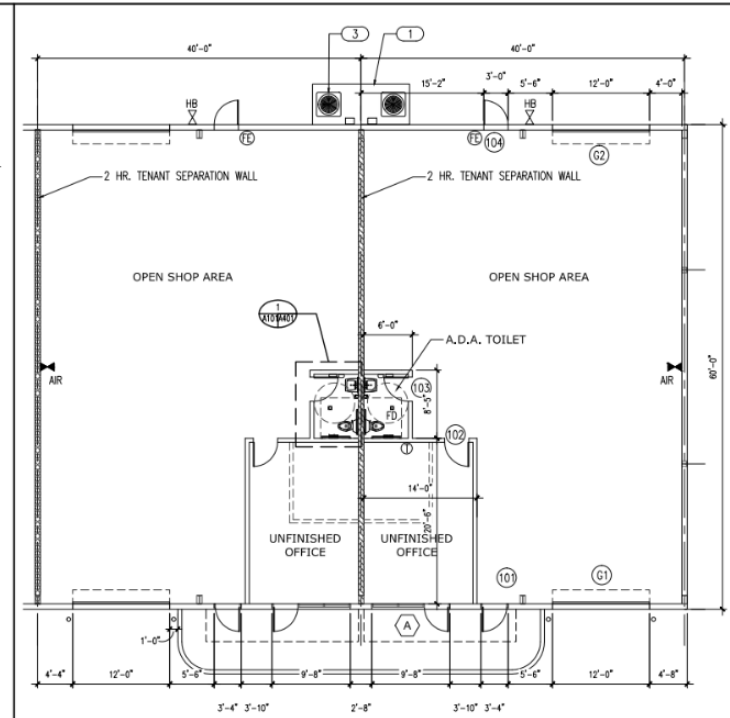
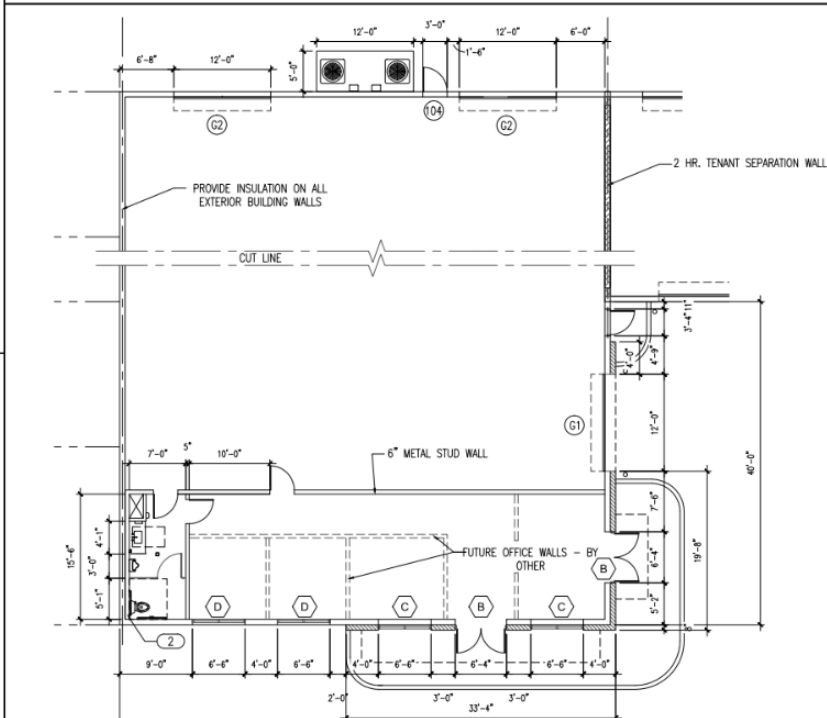
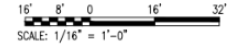
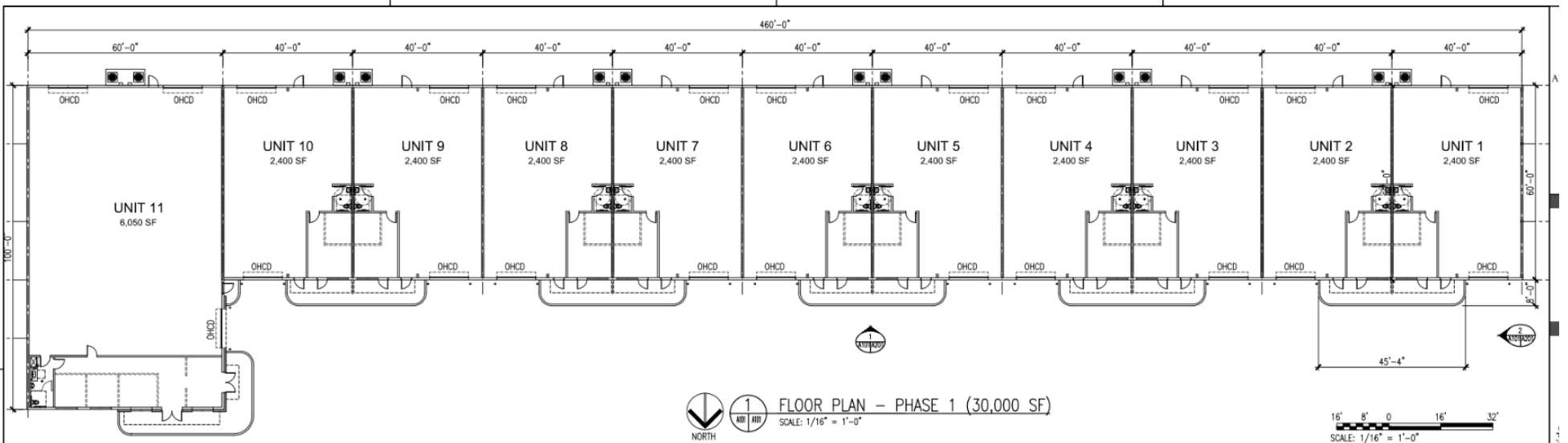
## Parcel Info.

4151 Gulf Breeze Pkwy						
Land	Dimensions	Frontage	Parking	Zoning.	Traffic	
5.5 AC +/-	624' x 390' +/-	624' +/-	146	HCD	37,500 CPD	

# Parking Description



**Access and Visibility** - Located on Hwy 98 site affords maximum exposure for your business with 624 feet of frontage and easy access from Hwy 98. Median cuts in place.



**GRAPHIC LEGEND**

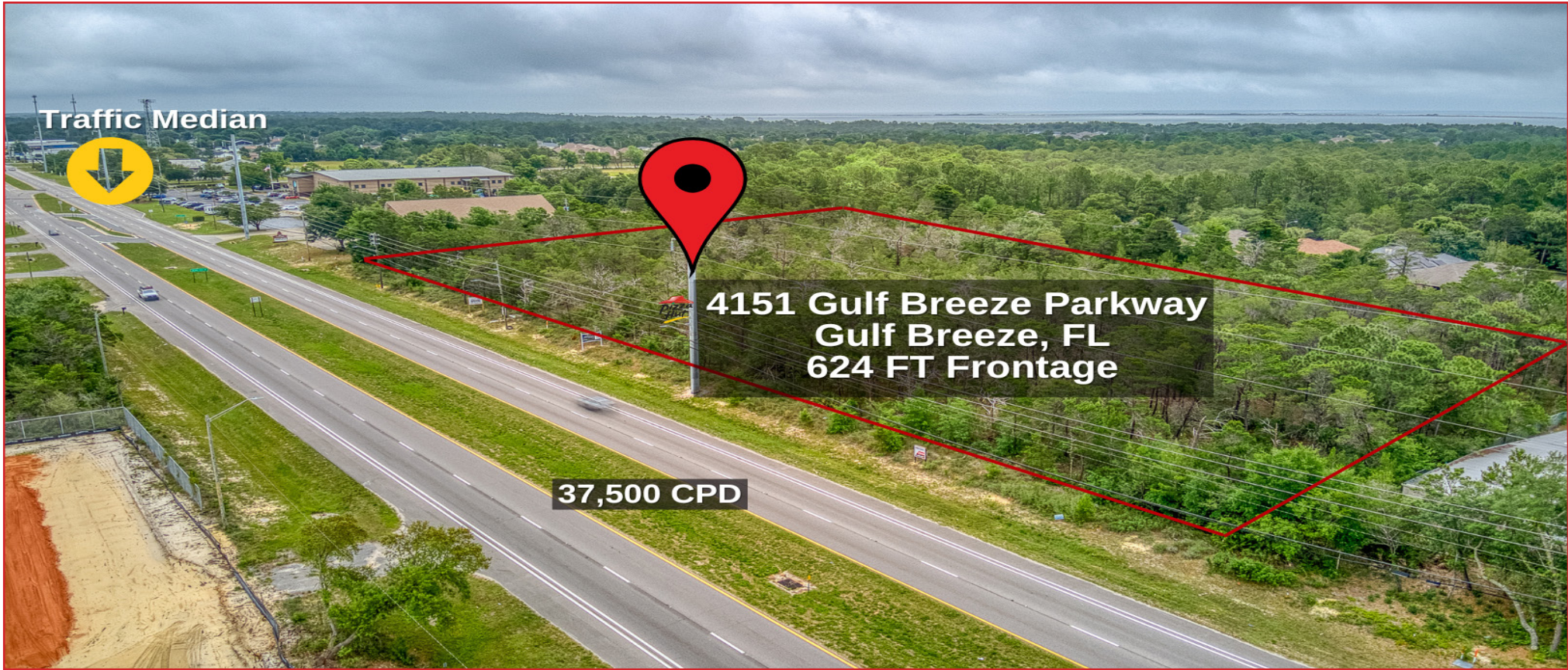
- PRE-ENGINEERED METAL BUILDING WALL
- 2 HR. TENANT SEPARATION WALL
- 3 1/2" STUD WALL (U.N.O.)
- 36"W x 80"H HOLLOW METAL DOOR & WELDED H.M. FRAME - TYP.
- 'ABC' CLASS FIRE EXTINGUISHER - BRACKET MOUNTED - SEE LS101
- THERMOSTAT - MOUNT AT 48" A.F.F.
- HB HOSE BIB - SEE PLUMBING
- AIR COMPRESSED AIR CONNECTION - WALL MOUNTED @ 24" A.F.F.
- FD FLOOR DRAIN - SEE PLUMBING. SLOPE SLAB TO DRAIN 1/4" / FT. MAX.

**KEYNOTES**

- 1 4" FIBER-REINFORCED CONCRETE PAD
- 2 3 1/2" FURRING - PLUMBING WALL
- 3 HVAC EQUIPMENT - SEE MECHANICAL

**NOTES**

1. PER NFPA 101: THE MAXIMUM DIFFERENCE IN FLOOR ELEVATION ON BOTH SIDES OF ALL EGRESS DOORS SHALL BE 1/4" MAX.
2. PROVIDE PORTABLE FIRE EXTINGUISHERS PER NFPA 10. COORDINATE LOCATION WITH FIRE MARSHAL.
3. VISUAL/AUDIBLE DEVICES TO BE INSTALLED AND SHALL COMPLY WITH NFPA 72.
4. PROVIDE A 30"x42" CLEAR SPACE IN FRONT OF ELECTRICAL PANEL.



## 4151 Gulf Breeze Pkwy., Gulf Breeze, FL 32562



Year Built /

2024



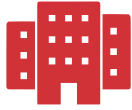
Net Rentable Area

50,000 SF



Available Space

1,200 - 30,000



Number of Buildings

2



Number of Stories

1



Number units

21



Land Area

5.5 AC



Lease

NNN  
3-5 years



Zoning

HCD



# LEASING INFORMATION

# Industrial Leasing Description

Total Rentable SF 30,000  
Delivery : 2024

Industrial	Description	SF	Rate	Term
Suite 1	End Unit	2,400 SF	\$2,800 per month	3-5 Yr
Suite 2	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 3	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 4	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 5	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 6	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 7	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 8	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 9	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 10	In Line	2,400 SF	\$2,800 per month	3-5 Yr
Suite 11	End Unit	6,050 SF	\$7,058 per month	3-5 Yr

\*\*Flexible SF Options  
from 2,400 -30,000 SF +/-

\*\*Plus, Sales Tax

NNN Lease  
CAM Expenses - \$3.81 PSF

**Center Highlights** - "Class A" Development project to be built according to stringent FL codes. Clear span warehouse to be delivered in shell space condition to the tenant.

**Area Highlights** - Great location along a high volume corridor with quick access to Interstate, Pensacola, Gulf Breeze, and Okaloosa / Walton Counties. The lack of available industrial space and options creates a immediate demand for availabilites.

# Retail Office Leasing Description

Total Rentable SF: 20,,000

Delivery : 2024

Retail / Office	Description	SF	Rate	Term
Suite 1	End Cap	2,400 SF	\$5,600 month,	3-5 Yr
Suite 2	In-Line Suite	1,200 SF	\$2,800 per month	3-5 Yr
Suite 3	In Line Suite	1,200 SF	\$2,800 per month	3-5 Yr
Suite 4	In Line Suite	1,600 SF	\$3,733 per month	3-5 Yr
Suite 5	In Line Suite	2,500 SF	\$5,833 per month	3-5 Yr
Suite 6	In Line Suite	1,600 SF	\$3,733 per month	3-5 Yr
Suite 7	In Line Suite	1,200 SF	\$2,800 per month	3-5 Yr
Suite 8	In Line Suite	1,200 SF	\$2,800 per month	3-5 Yr
Suite 9	In Line Suite	2,400 SF	\$5,600 per month	3-5 Yr
Suite 10	End Cap	4,800 SF	\$11,200 per month	3-5 Yr

\*\*Flexible SF Options  
from 1,200 -20,000SF +/-

\*\* Plus, Sales Tax

NNN Lease  
CAM Expenses - \$3.81 PSF

**Area Highlights** - Highly sought after location with developers along the corridor vying to meet the demand for needed housing units. Multiple new commercial and residential development projects are working and on the books. Projects within immediate proximity include Soundview Point Villas (\$59MM) Phase 1, which will add 158 units with more phases to follow, and the new \$80MM, 3-Story high school.



# LOCATION & MARKET OVERVIEW

# Market Overview

Santa Rosa County is one of the fastest growing counties in the United States, with the 8th fastest growing populations in Florida, providing significant business opportunities. Positioned on the Santa Rosa sound and Pensacola Beach, the area is a noted vacation destination, enjoying a very prosperous tourism industry. Gulf Breeze has evolved into a substantial small business community with a focus on tourism industries, nationally acclaimed medical facilities, and high tech-based industries.

With nearly 800 manufacturers in the region, Manufacturing and Light Industrial companies are located here for the cost effectiveness and efficiency. Markets such as Atlanta, Georgia, Nashville, Houston, and South Carolina are all under 10 hours away. Most of the Southeastern U.S. are within one-day of a truck haul, I-10 runs from Jacksonville, FL to Los Angeles, CA, and connects along the way to I-65, I-75, and I-95. The area benefits from a talented skilled labor force, low cost to do business, and the convenience of serving major markets within a day's drive.

Incorporated in 1961, the City of Gulf Breeze's local Government has a long-standing history and commitment to excellence providing essential services aligned with responsible stewardship. Gulf Breeze is a winning location for businesses with high volume retail sales, its meteoric growth pattern, and a low cost of doing business, creating tremendous business opportunities.

Gulf Breeze, FL is a sought-after waterfront community in the southern part of Santa Rosa County. The Gulf Breeze housing market is robust and competitive with median home sales of \$529,000, up 22.6% since 2022. Area households have a high median household income, excellent education opportunities with an A+ school system, and low crime rate. Local assets include first class parks, excellent public amenities, and 18-miles of pristine waterfront where residents and visitors enjoy an array of waterfront activities.

Source:

1) Santa Rosa Economic Development, 2) Florida Great NorthWest, 3)Metro Market Trends 4) NYC EDC.



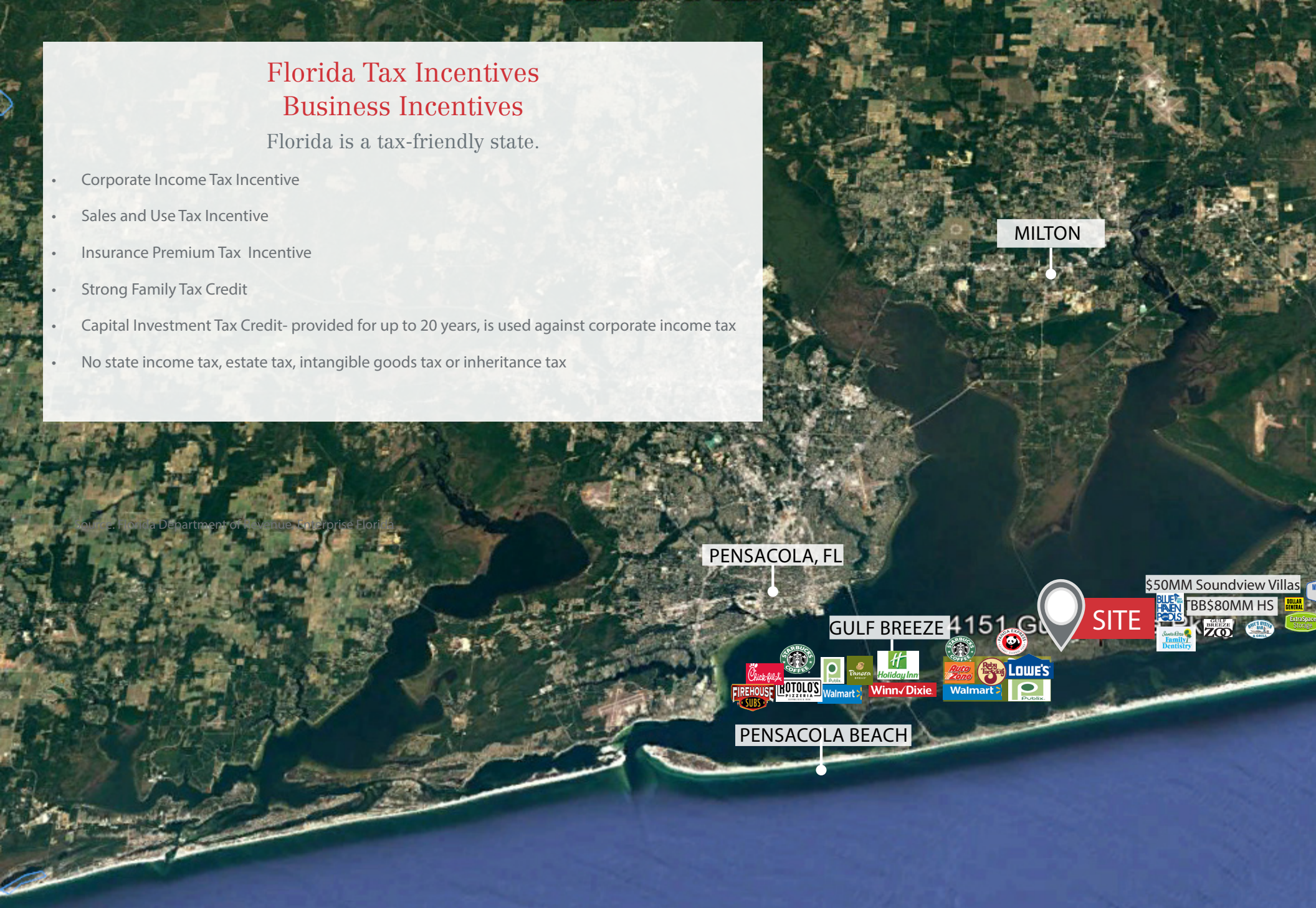


# Florida Tax Incentives Business Incentives

Florida is a tax-friendly state.

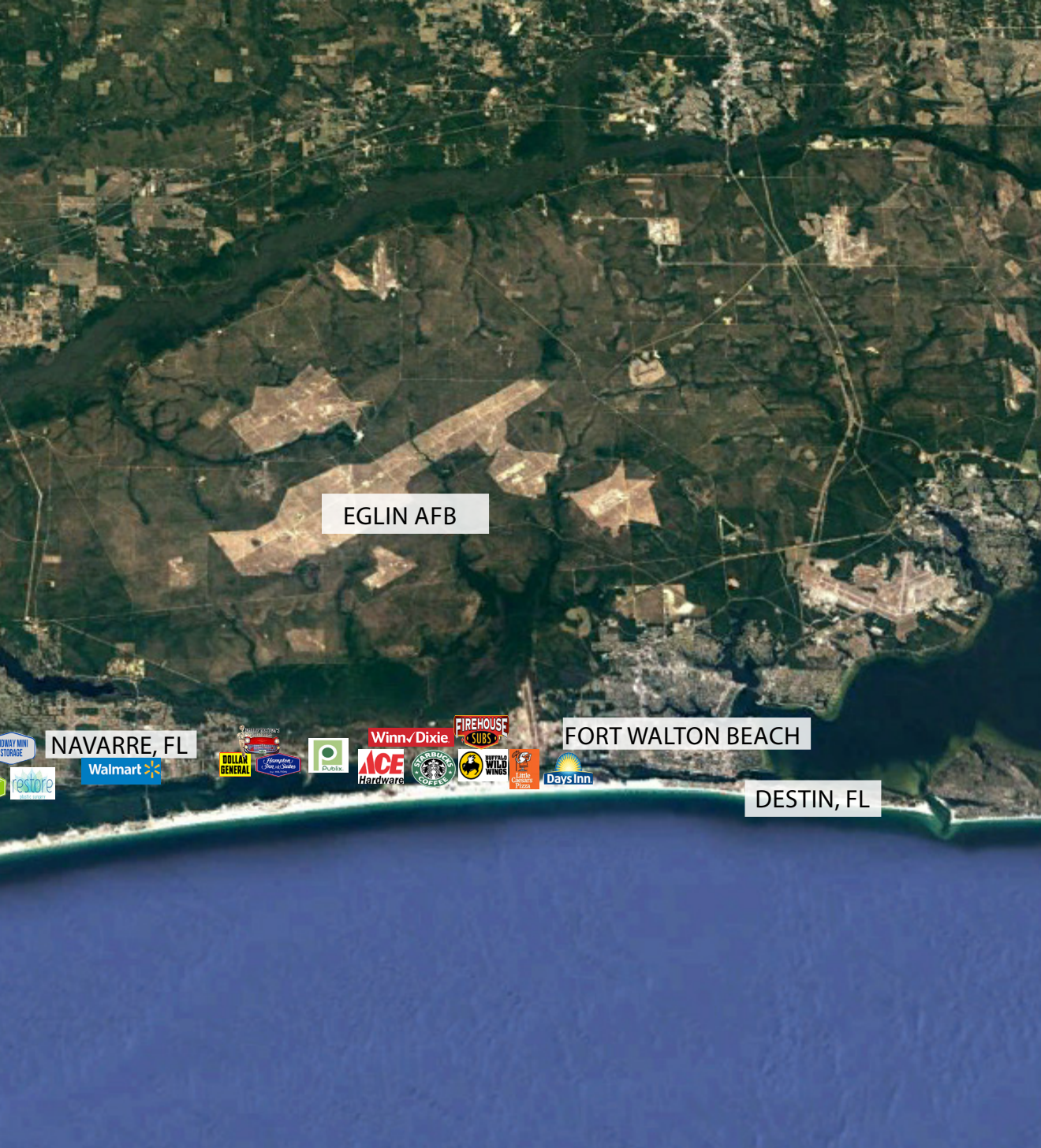
- Corporate Income Tax Incentive
- Sales and Use Tax Incentive
- Insurance Premium Tax Incentive
- Strong Family Tax Credit
- Capital Investment Tax Credit- provided for up to 20 years, is used against corporate income tax
- No state income tax, estate tax, intangible goods tax or inheritance tax

Source: Florida Department of Revenue, Enterprise Florida



## Economic Drivers

- **Eglin Air Force Base**- Positioned on Northwest Florida's pristine Emerald Coast between Pensacola and Panama City, Eglin AFB is the largest Air Force base in the world. Eglin AFB provides an economic impact of over \$9B annually and provides 74,000 jobs to the area.
- **Manufacturing**- Florida is home to more than 20,200 manufacturing companies employing over 371,000 workers. Florida ranks in the top 10 states for manufacturing.
- **Tourism** - Florida tourism continues to experience record growth. Florida has a highly evolved tourism infrastructure that is based around its beautiful natural amenities. Florida welcomed 35.1 Million visitors between July and September 2022, which is a 6.9% increase from the previous year with a year end total of 137.6 million visitors.
- **Retail**- 3.6 million jobs are supported by the retail industry in Florida, making it a primary employment source. With a total GDP impact of \$239B, it is a main provider of tax revenue for cities, counties and the State of Florida.
- **Economic Performance Rank** Florida is currently ranked 1st in the United States for its economic performance. This rank is a backward-looking measure based on the state's performance (equal-weighted average) in cumulative GDP growth, cumulative domestic migration, non farm employment growth.



Source: Enterprise Florida, Florida Economic Development Council,

# NAI Pensacola

FOR MORE PRE- LEASING INFORMATION

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