

RETAIL PROPERTY FOR LEASE

# LIVE OAK VILLAGE RETAIL SPACE

1143 Gulf Breeze Pkwy., Gulf Breeze, FL 32563



This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

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## OFFERING SUMMARY

**Available SF:** 3,100 - 23,982 SF

**Lease Rate:** \$19.00 SF/yr (NNN)

**Lot Size:** 8.12 Acres

**Year Built:** 1998

**Building Size:** 107,664 SF

**Traffic Count:** 54,000

## PROPERTY OVERVIEW

First Class Shopping Center located in Gulf Breeze Proper. Fantastic Opportunity to join a solid tenant mix in an established center. This property consists of approximately 107,664 square feet and has one restaurant vacancy. Strong median HH income of \$81,000 in a one mile radius and \$73,000 in a three mile radius. This is an outstanding center in an excellent location.

## PROPERTY HIGHLIGHTS

- Finished Restaurant Space Available
- Approximately 3,100sf - An additional 2,000sf could be made Available
- 54,000 Cars Daily
- Tremendous Location -Directly Across the Street From Baptist Hospital
- HH Income of \$81,000 - 1 Mile Radius



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**LEASE TYPE** | NNN

**TOTAL SPACE** | 3,100 - 23,982 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$19.00 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1153 -A	3,100 SF	NNN	\$19.00 SF/yr
Suite 1153	5,100 SF	NNN	\$19.00 SF/yr
Suite 1149	10,000 SF	NNN	\$19.00 SF/yr
Suite 1155	20,882 - 23,982 SF	NNN	Negotiable



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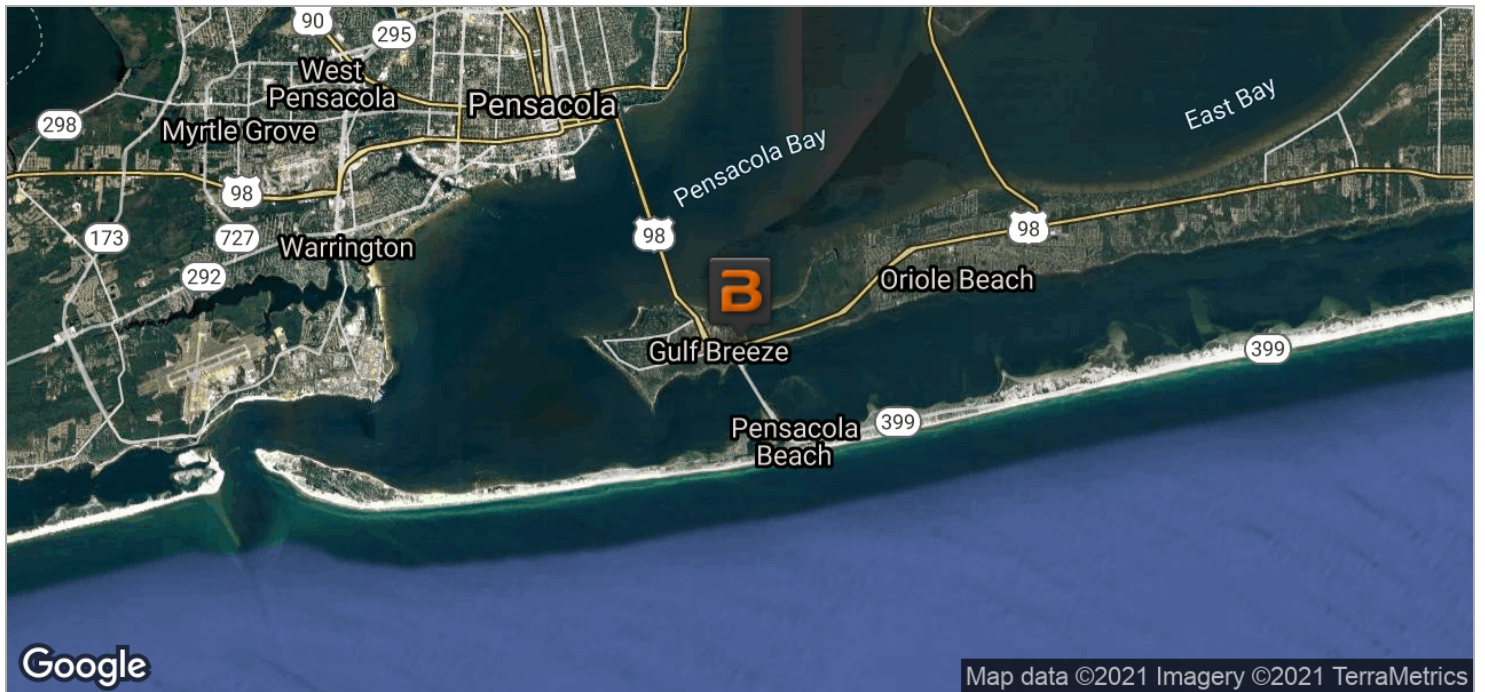
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