

LAND FOR LEASE

# LIVE OAK VILLAGE OUT PARCEL

0000 Gulf Breeze Pkwy., Gulf Breeze, FL 32561



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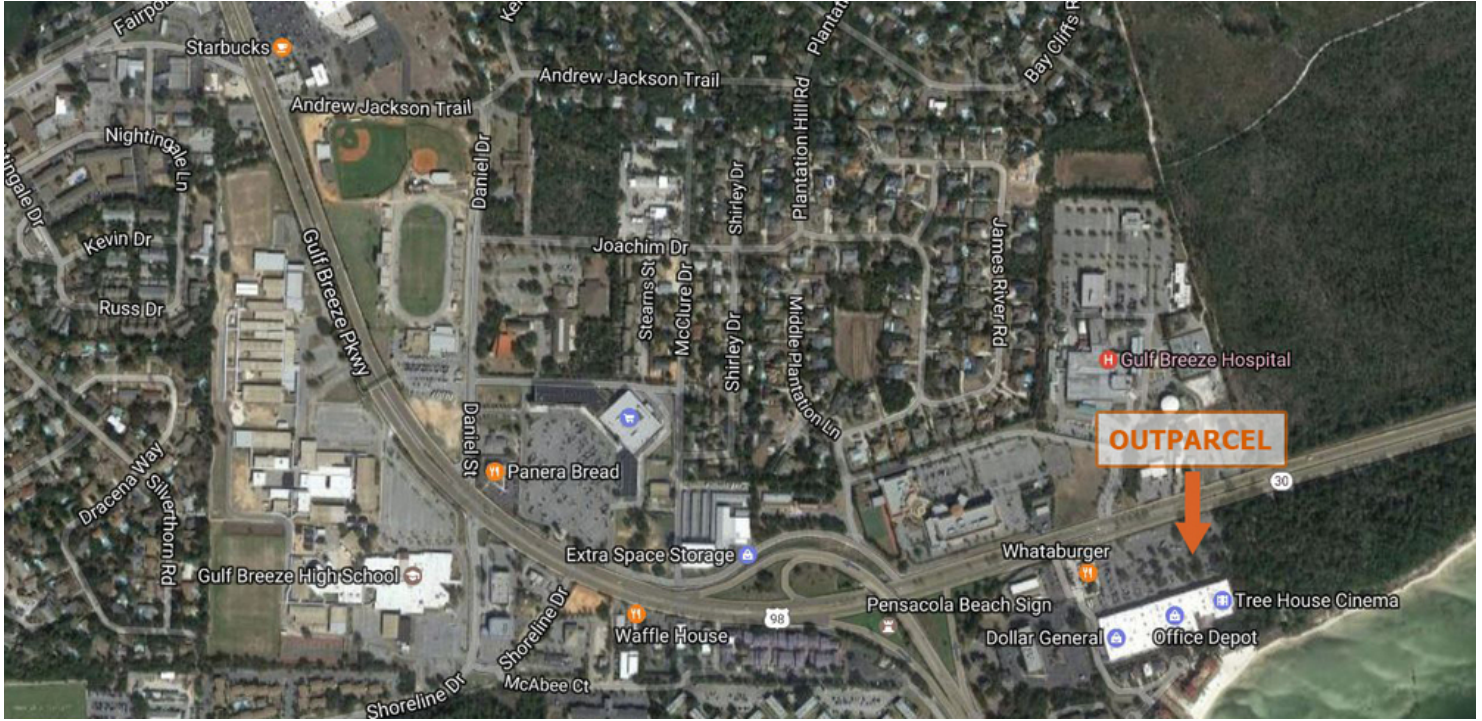
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## OFFERING SUMMARY

Available SF:	0.53 Acres
Lease Rate:	\$35.00 - 45.00 SF/yr (NNN)
Lot Size:	0.53 Acres
Zoning:	C1
Traffic Count:	54,000

## PROPERTY OVERVIEW

Outstanding Outparcel in Gulf Breeze Proper! This half acre outparcel boasts average HH income of over \$80,000 within a one mile radius. Anchors include Bealls Outlet, Office Depot and Navy Federal Credit Union. The center shares a light with Baptist Hospital and the world renowned Andrews Institute. Tremendous Opportunity in an area with rare availability.

## PROPERTY HIGHLIGHTS

- Rare 1/2 Acre Outparcel in Gulf Breeze, Florida
- 54,000 Cars Daily
- \$81,000 Average HH Income
- Directly Across from Andrews Institute
- Infrastructure in Place



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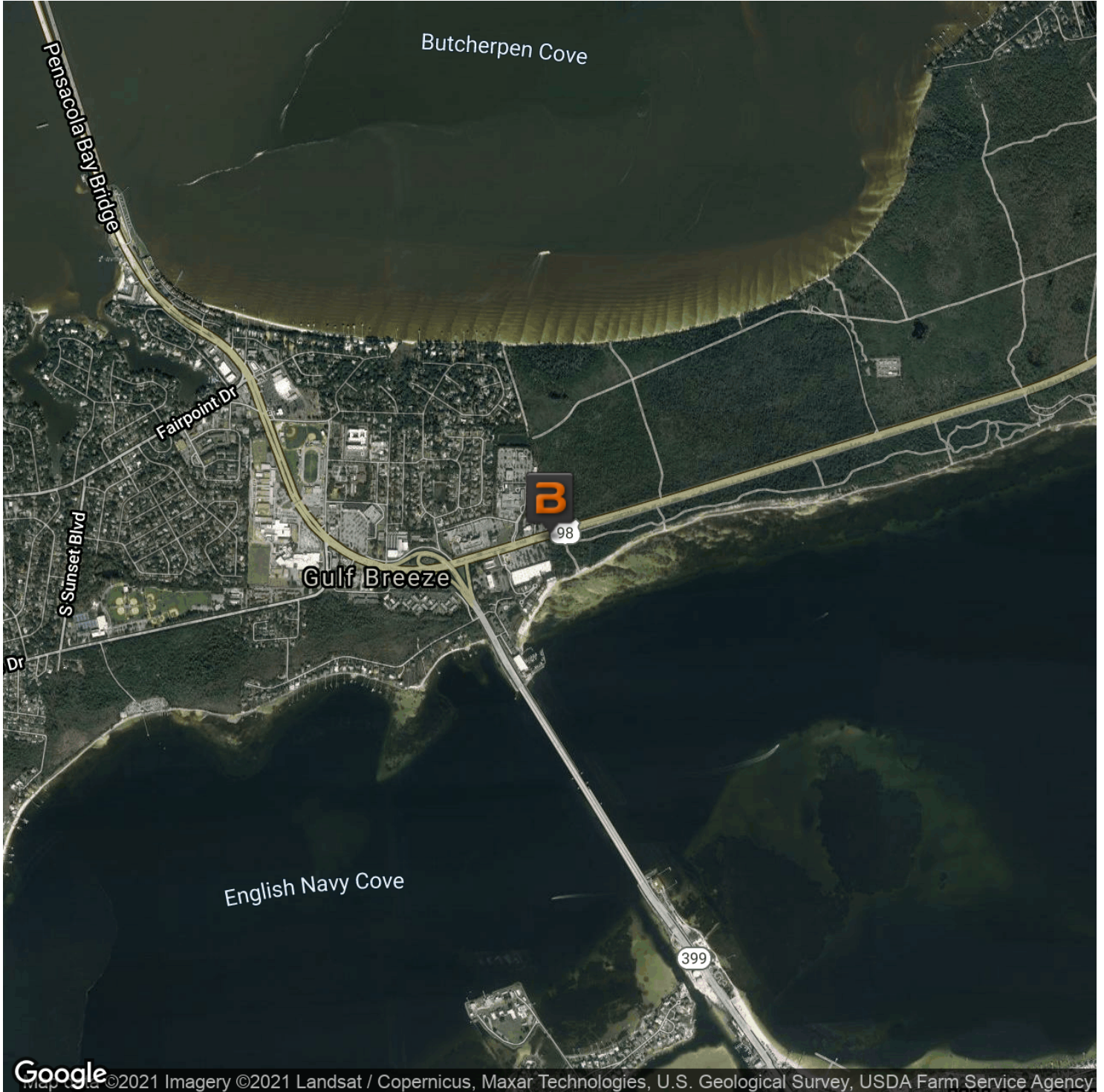
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