

MEDICAL OFFICE PROPERTY FOR LEASE IN GULF BREEZE PROPER - 2,600 SF

41 B FAIRPOINT DRIVE, GULF BREEZE, FL 32561 NEW INCENTIVE: 50% OFF RENT FOR FEBRUARY & MARCH 2021



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OFFICE PROPERTY FOR LEASE - 50% OFF RENT FOR FEBRUARY & MARCH

2,600 SF Medical Office For Lease

41 Fairpoint Drive, Suite B, Gulf Breeze, FL 32561



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Building Size:	2,600 SF
Available SF:	2,600 SF
Lot Size:	0.68 Acres
Zoning:	C1
Market:	Gulf Breeze

PROPERTY OVERVIEW

NEW INCENTIVE: 50% Off Rent for February and March - ready for immediate occupancy. Excellent opportunity to lease Medical Space in Gulf Breeze Proper. The property is located just north of Gulf Breeze Pkwy off Fairpoint Drive. Its surrounded by multiple medical users in the same complex. Other medical facilities in close proximity include Gulf Breeze Hospital and Andrews Institute. This medical office space consists of 2,600 SF, five private exam rooms, two restrooms, a large and delightful waiting room, large reception area and ample parking.

PROPERTY HIGHLIGHTS

- Located in the desirable Gulf Breeze Proper
- 2,600 SF of Medical Space
- Ample parking with 30 spaces
- Close proximity to Gulf Breeze Elementary, Middle and High School



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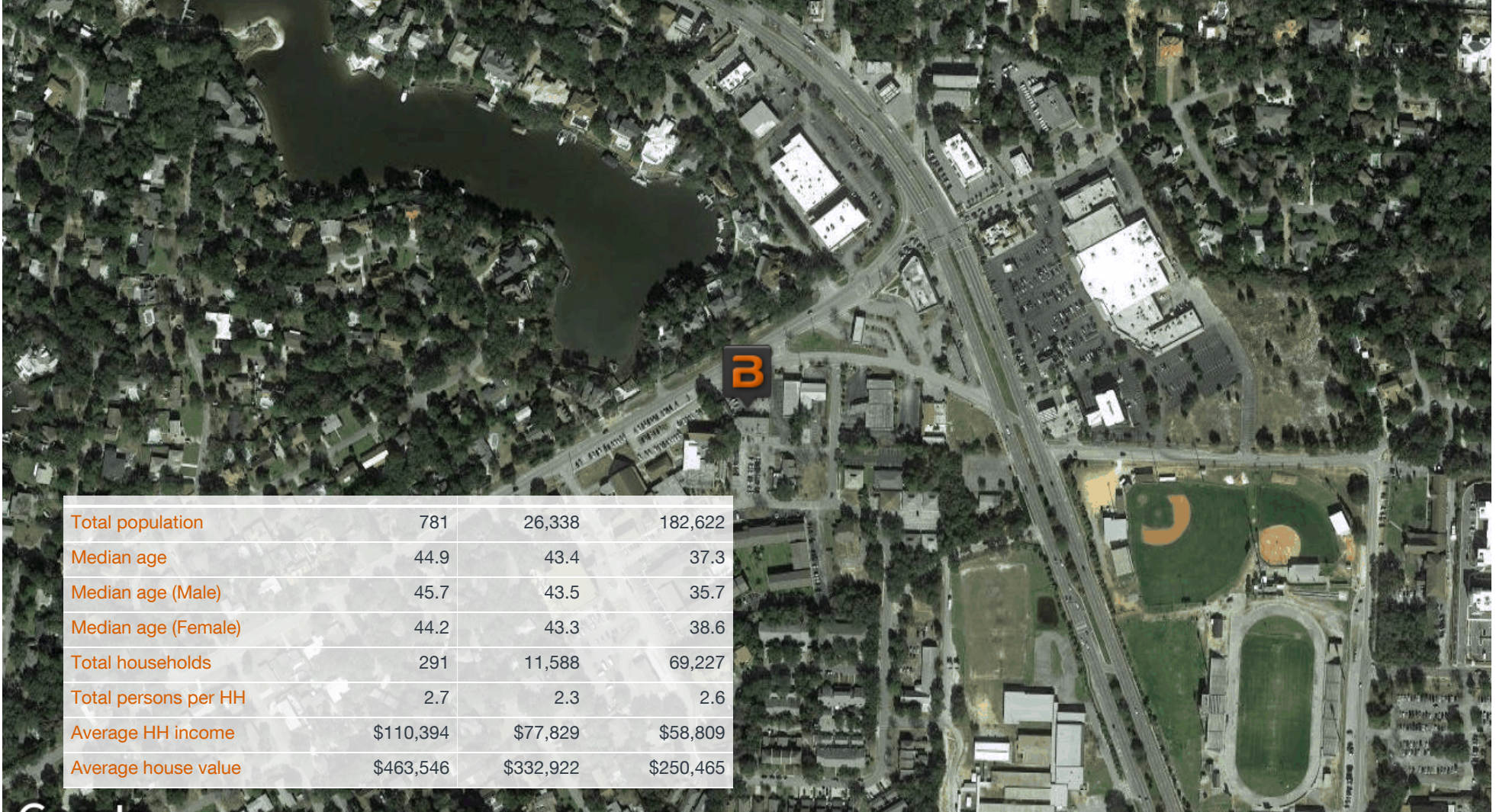
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Total population	781	26,338	182,622
Median age	44.9	43.4	37.3
Median age (Male)	45.7	43.5	35.7
Median age (Female)	44.2	43.3	38.6
Total households	291	11,588	69,227
Total persons per HH	2.7	2.3	2.6
Average HH income	\$110,394	\$77,829	\$58,809
Average house value	\$463,546	\$332,922	\$250,465

Google

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