

COMMERCIAL FOR SALE

.58 DEVELOPMENT OPPORTUNITY

4200 Blk Gulf Breeze Pkwy, Navarre, FL 32566



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David Valletto, SIOR

Senior Vice President

850.477.7044

C 850.982.7352

dvalletto@teambeck.com



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OFFERING SUMMARY

Sale Price:	\$149,000
Lot Size:	0.58 Acres
Price / Acre:	\$256,897
Zoning:	HCD

PROPERTY OVERVIEW

First time on the market in a rapidly growing area of Hwy 98 between Gulf Breeze proper and Navarre. Located between Ronny's Car Wash & Move It Storage. Great visibility and just east of Sounside Drive. 100' wide with .58 acres and Highway Commercial District zoning only 1.25 miles from the Avalon Bridge which leads to Interstate 10. Growth and surrounding development in the area includes Walmart, Publix, Sacred Heart Hospital, Aspen Dental & many more thriving businesses. Location allows for service to Gulf Breeze & Navarre. 43,000 daily Traffic Count. Additional land may be available. Call David Valletto @ 850-982-7352 for more information.



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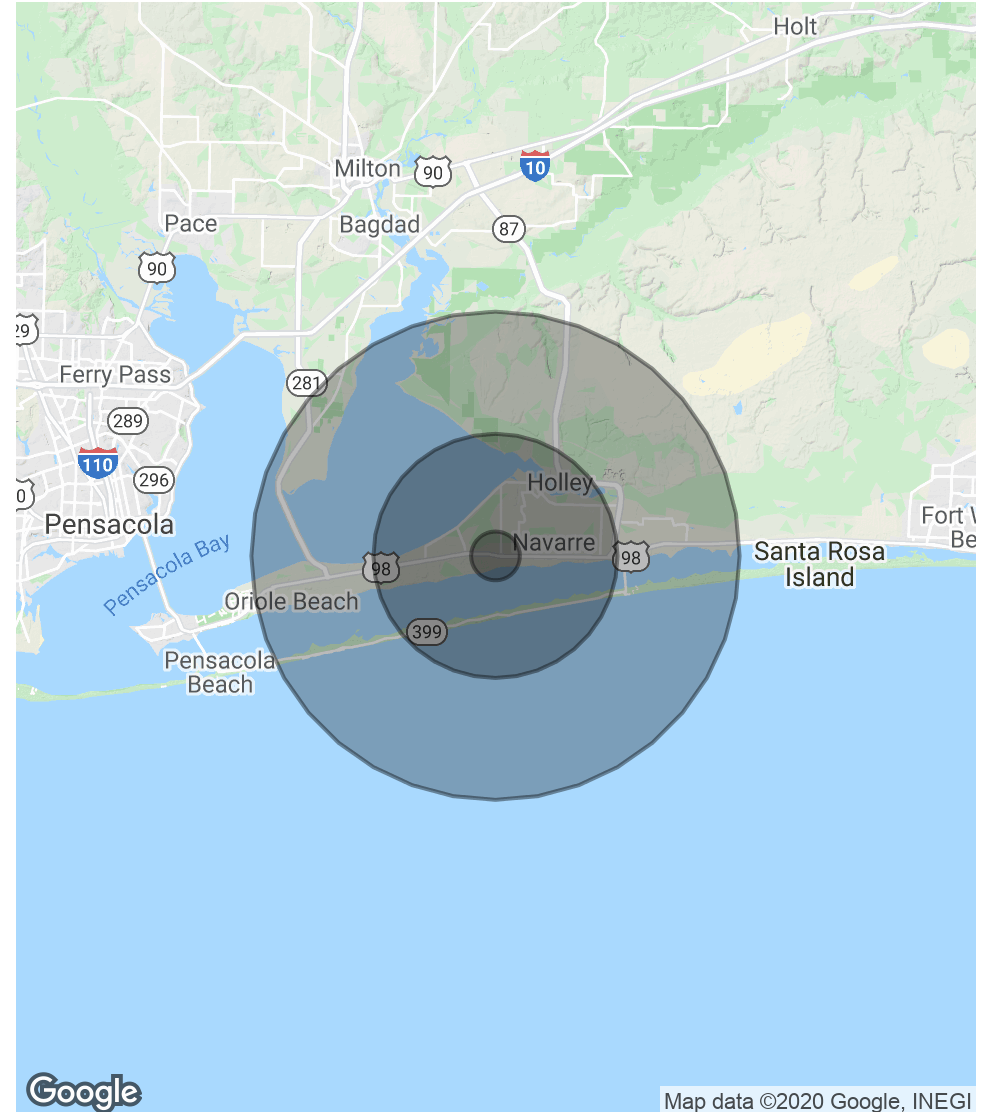
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,438	23,226	54,606
Average age	36.4	37.1	37.8
Average age (Male)	36.1	37.0	37.9
Average age (Female)	36.6	37.2	37.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	538	8,848	20,566
# of persons per HH	2.7	2.6	2.7
Average HH income	\$73,659	\$73,208	\$72,691
Average house value	\$266,894	\$263,462	\$267,558

* Demographic data derived from 2010 US Census



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