



3707 GULF BREEZE PKWY, GULF BREEZE, FL // FOR LEASE

PRIME ENDCAP RESTAURANT SPACE

3707 GULF BREEZE PKWY, GULF BREEZE, FL 32563

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**BERKSHIRE HATHAWAY
COMMERCIAL**
PenFed Realty

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	2,600 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Space Type:	Restaurant
Space Location:	Endcap
Building Size:	25,568 SF
Cross Streets:	Gulf Breeze Pkwy & Sterling Point Dr

PROPERTY OVERVIEW

Excellent, turnkey restaurant space available in the Marketplace at Tiger Point shopping center. The last remaining space available is 2,600 SF and was previously occupied by Shane's BBQ. The space is located on the endcap unit of the shopping center which features an outdoor patio. The space is turnkey and will be delivered as-is with the existing fixtures and equipment. The 25,568 shopping center is a Class A retail center located at the highly trafficked intersection of Gulf Breeze Pkwy (Hwy 98) and CR 281 which has exposure to over 41,000 vehicles per day. The property is situated in the affluent neighborhood of Tiger Point which is within close proximity to several residential communities, Tiger Point Golf Club, and beaches. Nearby national/credit tenants include Wal-Mart Supercenter, Lowe's, Dollar Tree, Walgreens, Sally Beauty, Anytime Fitness, Starbucks, Mattress Firm, Wells Fargo, and more.

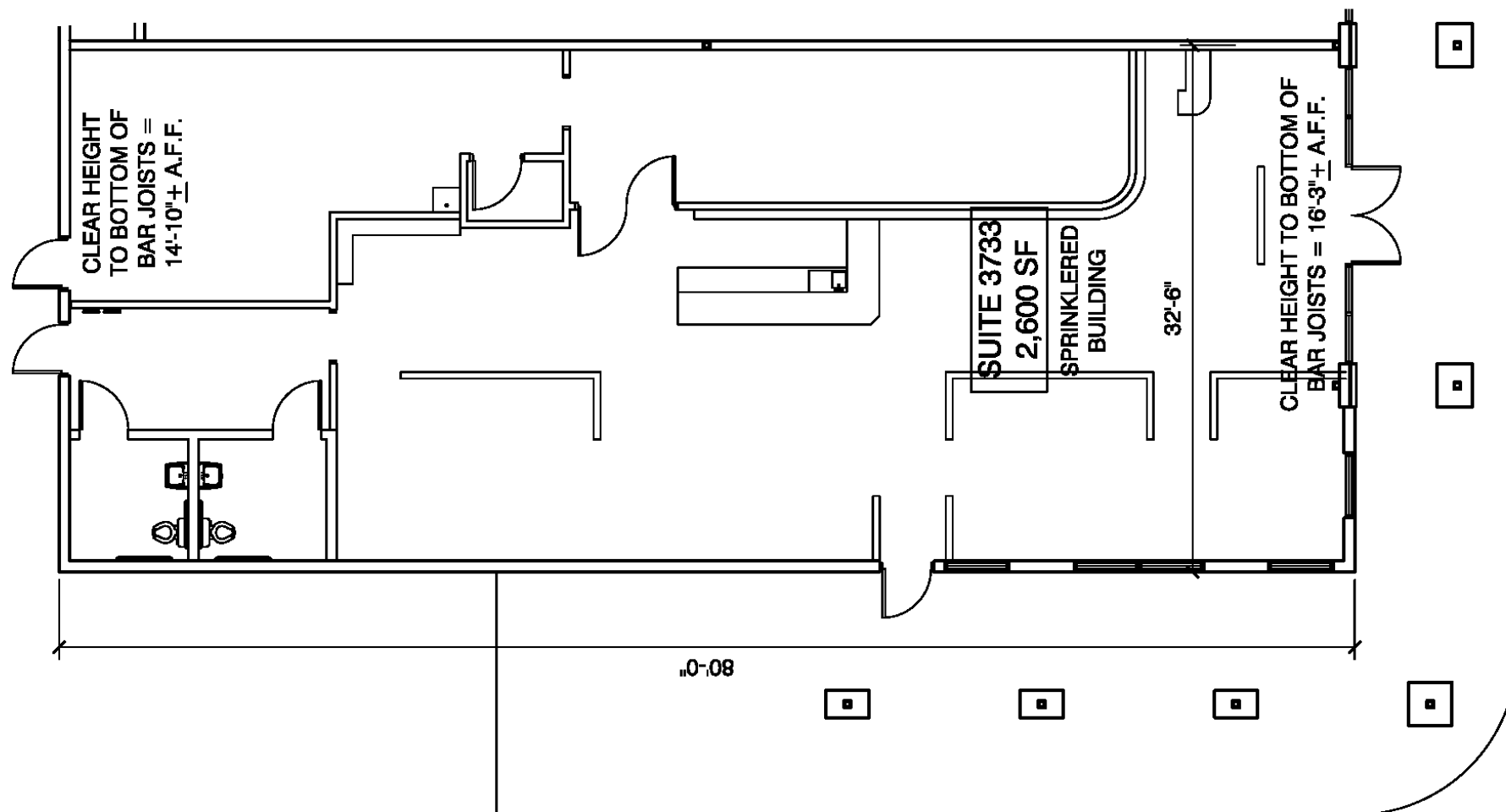
PROPERTY HIGHLIGHTS

- Prime restaurant space available in the heart of Gulf Breeze
- Excellent location in the booming Gulf Breeze market
- Exposure to over 41,000 vehicles per day
- Located in the main retail corridor for Gulf Breeze

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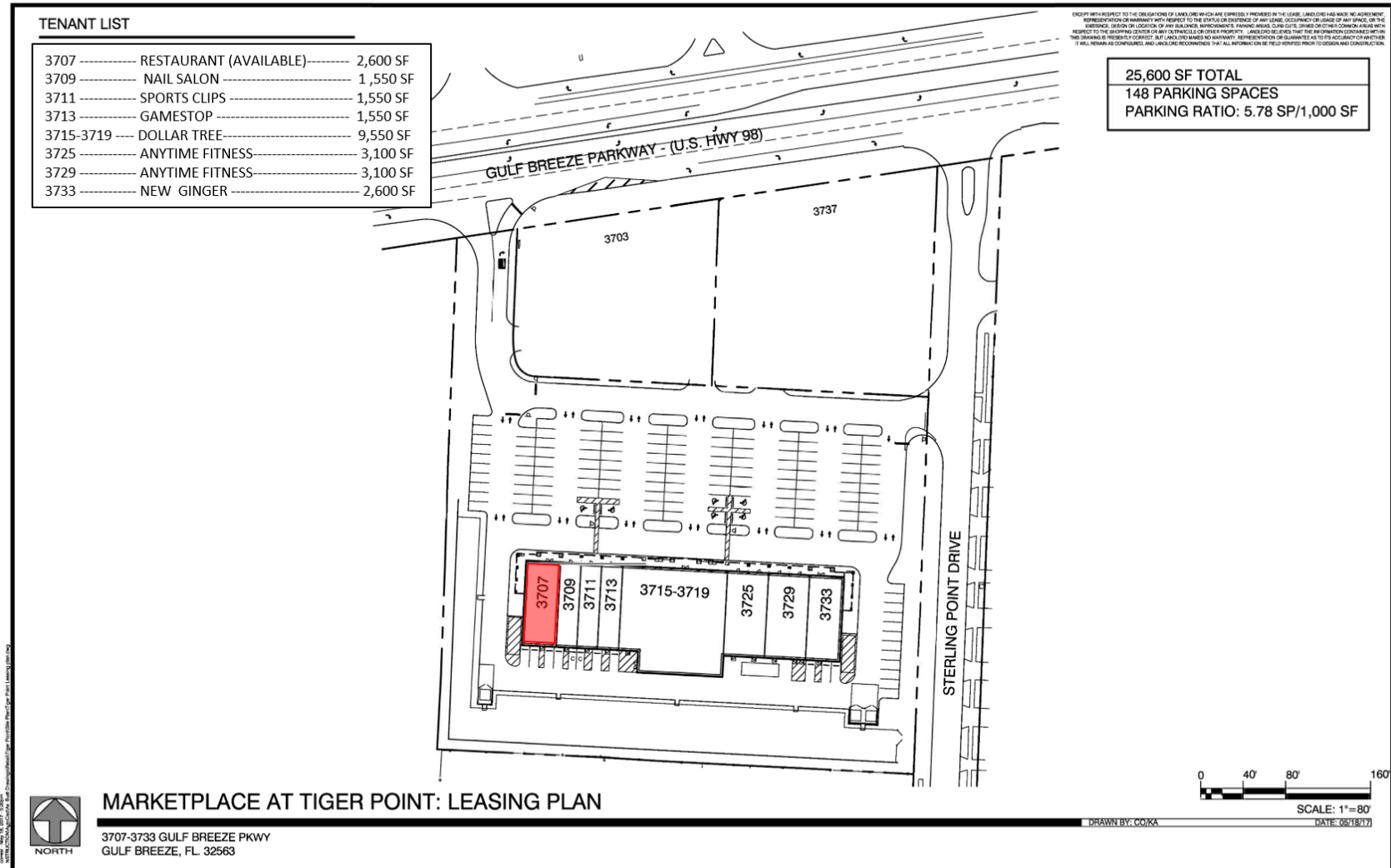
FLOOR PLAN



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SITE PLAN



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LOCATION MAPS

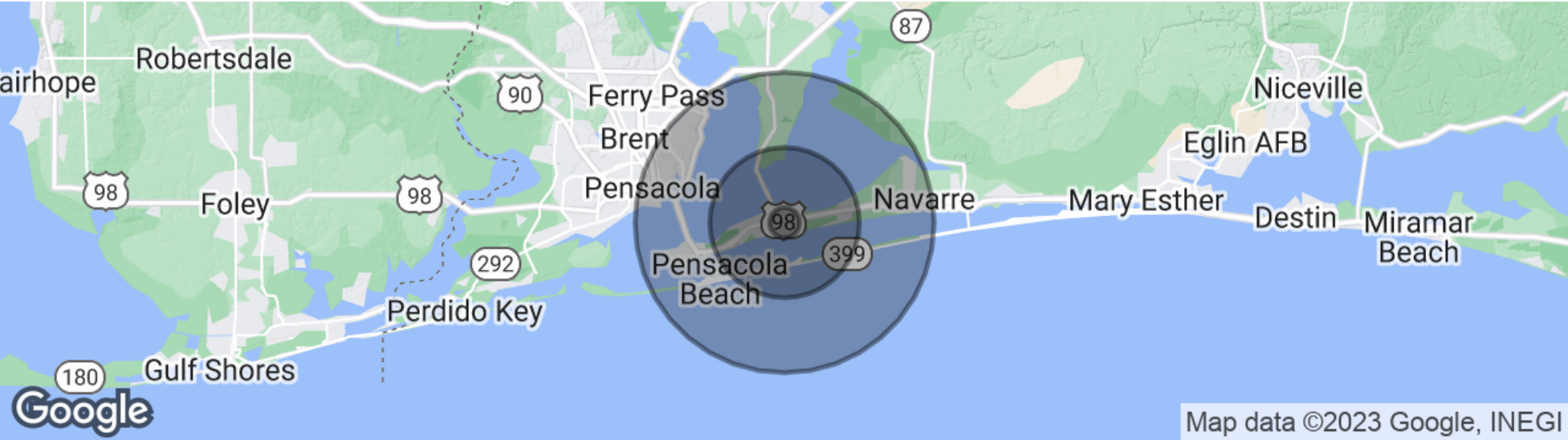




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,279	25,005	75,721
Median age	40.0	40.9	42.0
Median age (Male)	40.7	40.0	41.2
Median age (Female)	39.3	41.2	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	870	9,673	31,069
# of persons per HH	2.6	2.6	2.4
Average HH income	\$78,263	\$80,729	\$81,233
Average house value	\$284,687	\$305,063	\$299,024

* Demographic data derived from 2020 ACS - US Census