

# 3073 Gulf Breeze Pkwy

OFFICE BUILDING FOR LEASE

3073 Gulf Breeze Pkwy Gulf Breeze, FL 32563

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# 3073 Gulf Breeze Pkwy Subway Regional Headquarters

## PROPERTY SUMMARY



### Property Description

In front of the office building is a sandwich shop, and multiple offices are attached to the back half. The back offices were built in 1997, and are available for leasing.

### Property Highlights

- Built 1997
- 2 bathrooms and 1 shower
- A mix of Ceramic tile and Carpeted flooring
- Central AC
- Conveniently located next to the main road for ease and access to Gulf Breeze
- Ample Parking around Building
- Traffic Count 45,000 Daily

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### Offering Summary

Lease Rate:	\$18.00 SF/yr (Gross)
Available SF:	2,720 SF
Lot Size:	0.84 Acres
Building Size:	5,388 SF

### Demographics

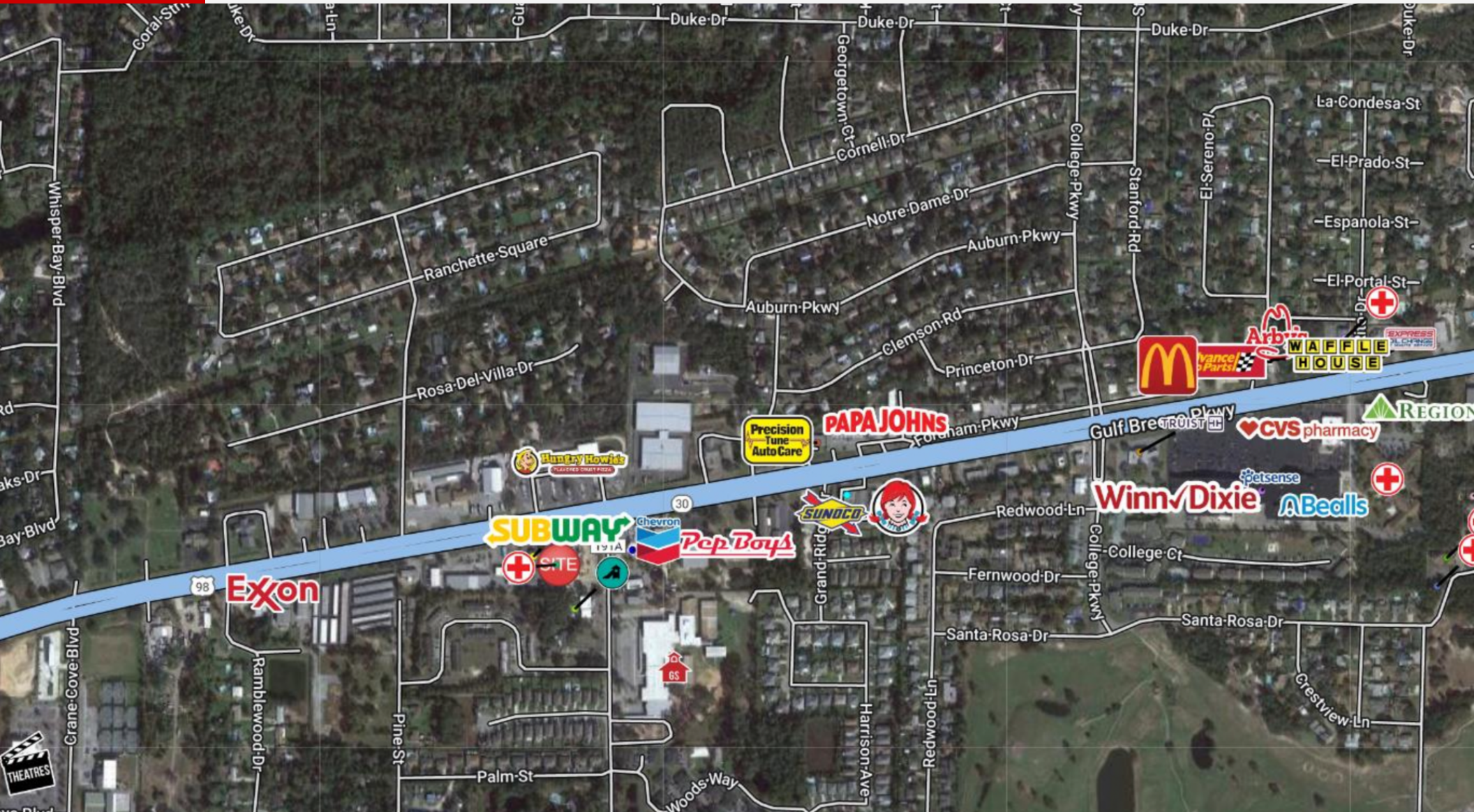
	1 Mile	2 Miles	3 Miles
Total Households	1,933	5,057	7,213
Total Population	4,487	11,536	16,148
Average HH Income	\$81,881	\$88,122	\$92,448





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## LOCATION MAP



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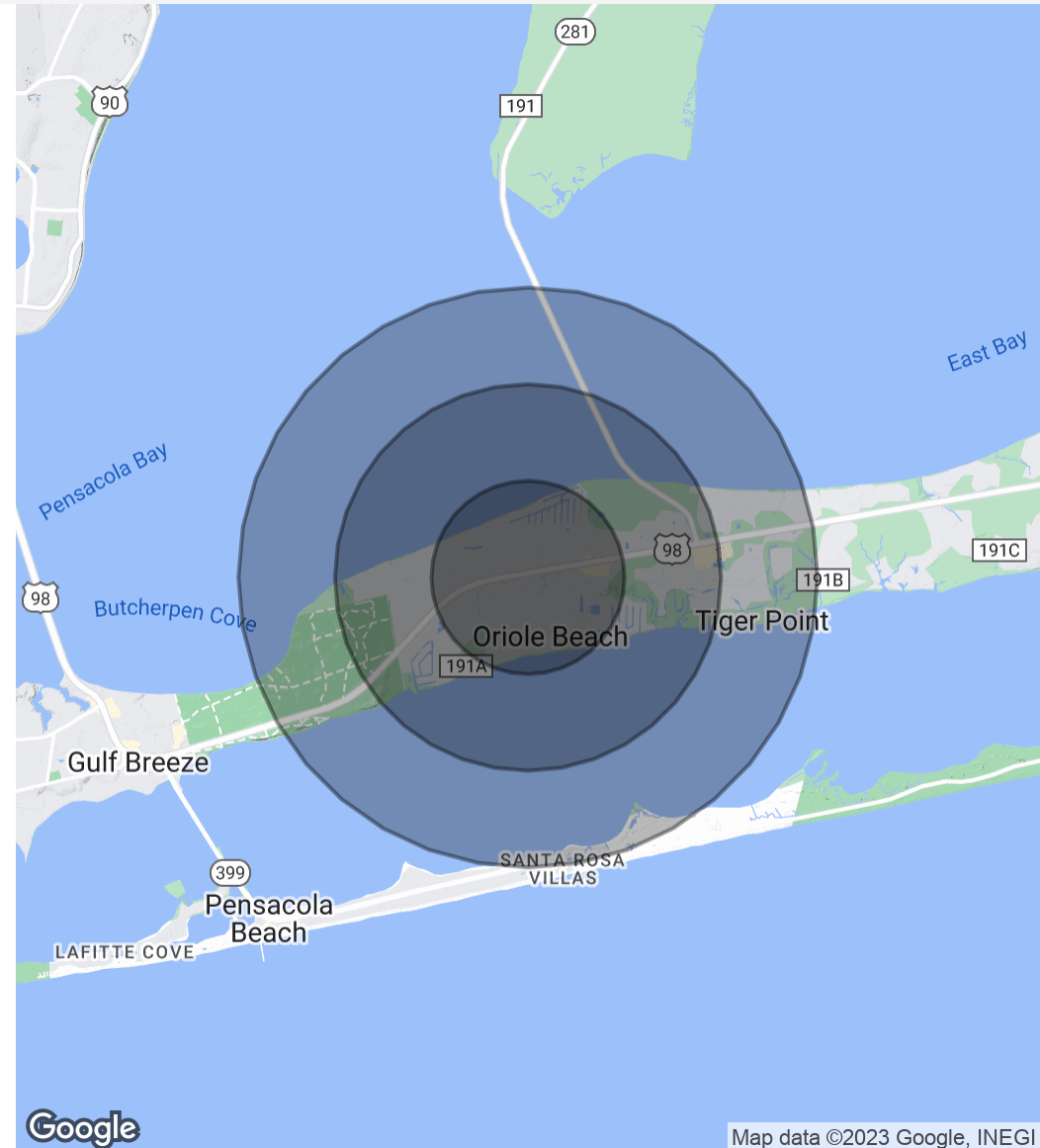
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	4,487	11,536	16,148
Average Age	41.1	43.6	44.0
Average Age (Male)	37.5	39.8	41.9
Average Age (Female)	43.8	45.0	44.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,933	5,057	7,213
# Of Persons Per HH	2.3	2.3	2.2
Average HH Income	\$81,881	\$88,122	\$92,448
Average House Value	\$283,320	\$289,636	\$308,708

\* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google, INEGI

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## ADDITIONAL PHOTOS



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