

OFFICE BUILDING FOR LEASE  
APRIL 2024

# 2,650 SF MEDICAL / OFFICE FOR LEASE

41 FAIRPOINT DRIVE, SUITE B  
GULF BREEZE, FL

**stirling**







### OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Building Size:	2,650 SF
Available SF:	2,650 SF
Lot Size:	0.68 Acres
Year Built:	1981
Renovated:	2021
Zoning:	C1
Market:	Gulf Breeze

### PROPERTY OVERVIEW

RECENTLY REMODELED MEDICAL OFFICE: 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 2,650 SF, 6 private exam rooms, 2 restrooms, a large and delightful waiting room, large reception area, remodeled breakroom and ample parking. Since there are no sinks in the exam rooms, it could be used as an office space. This space is ready for immediate occupancy and in excellent condition.

### PROPERTY HIGHLIGHTS

- Located in the desirable Gulf Breeze Proper
- 2,650 SF of Medical / Office Space
- Ample private parking
- Close proximity to Gulf Breeze Elementary, Middle and High School

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### LEASE INFORMATION

Lease Type:	MG
Total Space:	2,650 SF

Lease Term:	Negotiable
Lease Rate:	\$21.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	2,650 SF	Modified Gross	\$21.00 SF/yr	-





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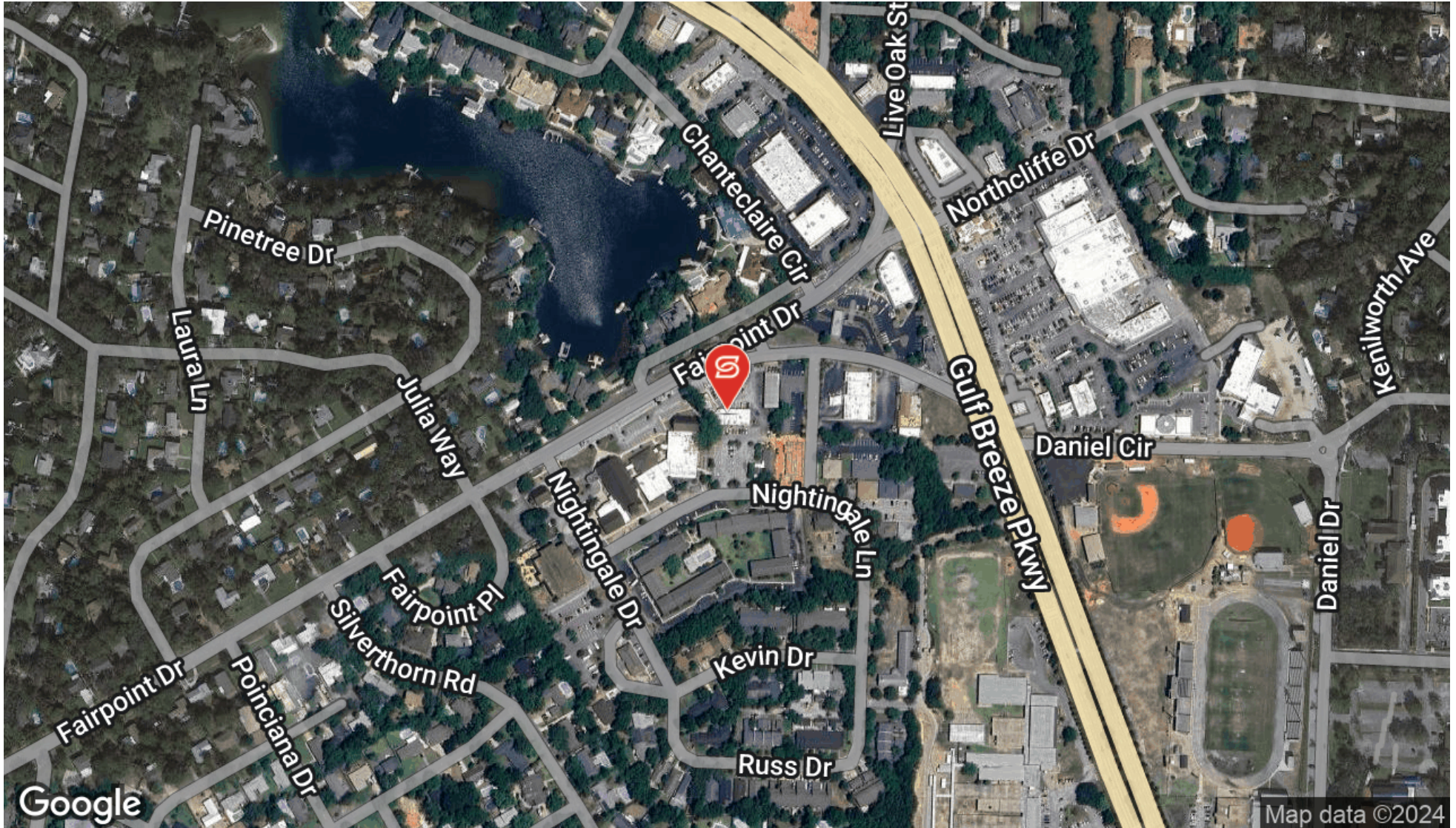
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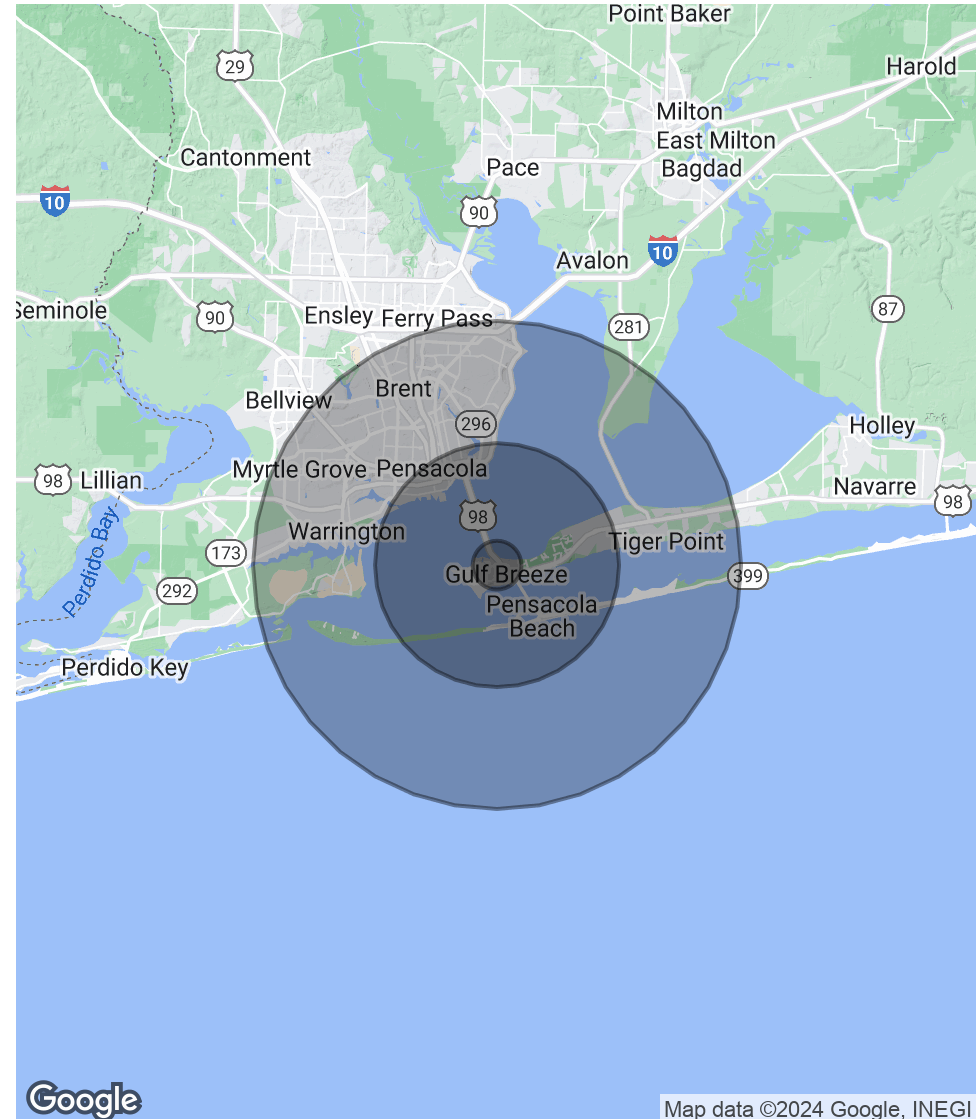
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	781	26,338	182,622
Average Age	44.9	43.4	37.3
Average Age (Male)	45.7	43.5	35.7
Average Age (Female)	44.2	43.3	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	291	11,588	69,227
# of 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

\* Demographic data derived from 2020 ACS - US Census



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