



421 MARY ESTHER BLVD, MARY ESTHER, FL // FOR LEASE

DOLPHIN PLAZA

421 MARY ESTHER BLVD, MARY ESTHER, FL 32569

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**BERKSHIRE HATHAWAY
COMMERCIAL**
PenFed Realty

DOLPHIN PLAZA

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Property Type:	Retail Strip Center
Building Size:	12,052 SF
Available SF:	1,880 - 3,312 SF
Lot Size:	1.31 Acres
Zoning:	Commercial
Traffic Counts:	27,500

PROPERTY OVERVIEW

Excellent retail space available for lease in the heart of Mary Esther. The property is directly across the street from the Santa Rosa Mall and close proximity to numerous national retailers in the Mary Esther/Ft Walton Beach markets which include; Publix, Bealls, TJ Maxx, Books a Million, Home Depot, Petland, Old Navy, Dillard's, Target, Sears, Hibbett Sports, JC Penney, Sam's Club, Panera Bread, Starbucks, and many others. The site has excellent access and visibility off of the highly trafficked Mary Esther Blvd (27,500 VPD) with pylon signage available. 1,880 SF-3,312 SF of retail space available. The spaces were previously a ice cream shop and Payless shoe store, both spaces are the ideal location for a retail user. Cotenants include Subway, HotHead Burritos, and a nail/hair salon.

PROPERTY HIGHLIGHTS

- Excellent highly visible location in the heart of Mary Esther
- Core retail trade area in Mary Esther; Across from Santa Rosa Mall
- 1,880-3,312 SF of prime retail space available
- Excellent pylon signage and access off of Mary Esther Blvd

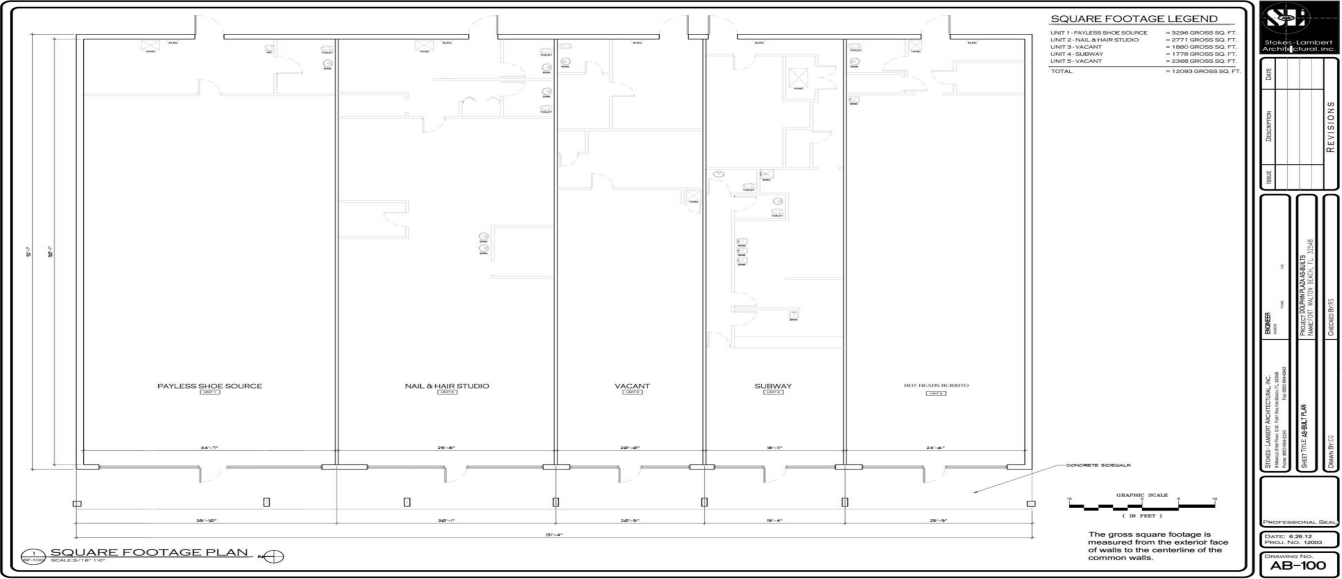
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AVAILABLE SPACES

LEASE TYPE	NNN
TOTAL SPACE	1,880 - 3,312 SF
LEASE TERM	Negotiable
LEASE RATE	\$18.00 SF/yr

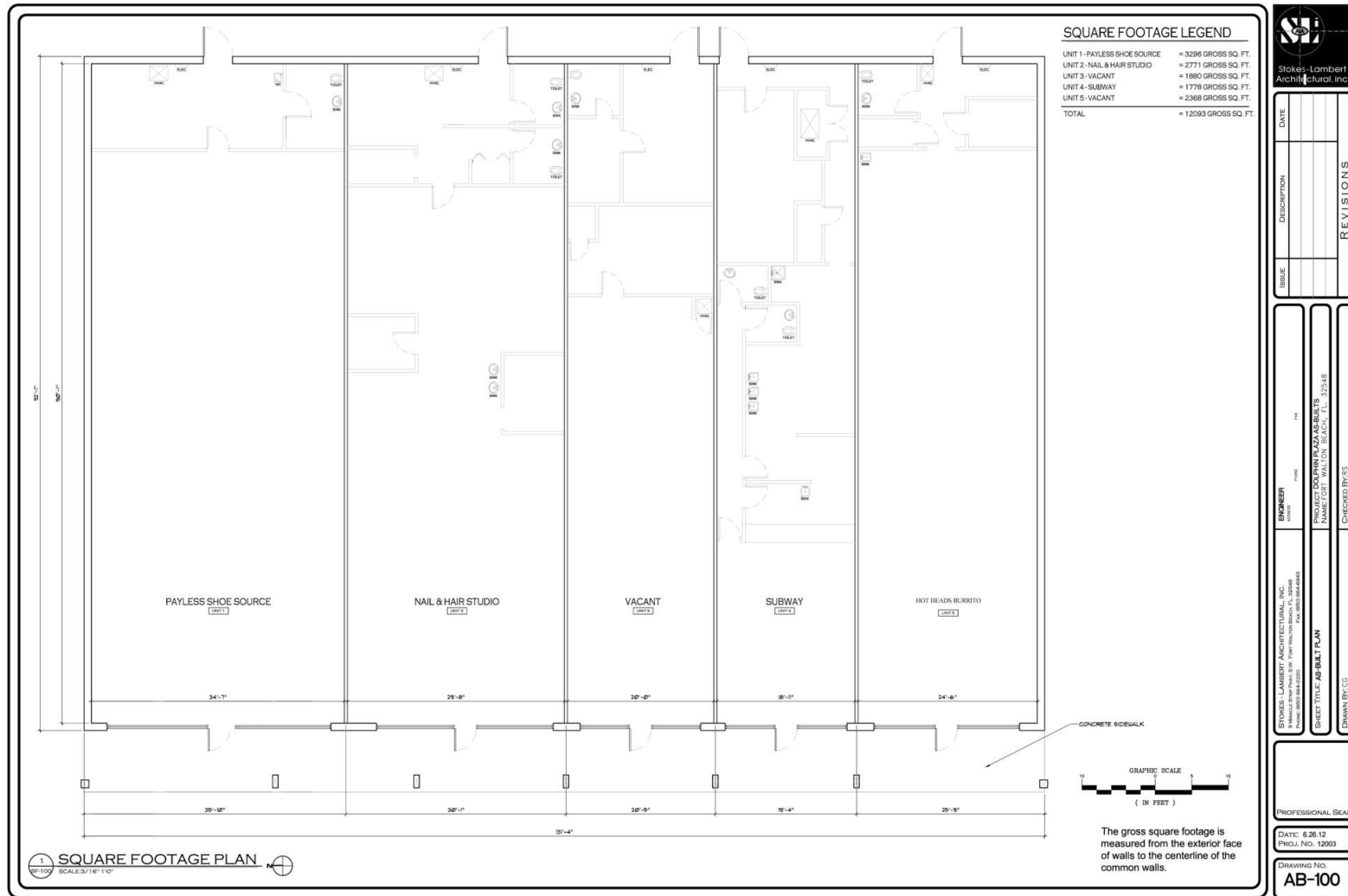


SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C	Available	1,880 SF	NNN	\$18.00 SF/yr	
E	Available	3,312 SF	NNN	\$18.00 SF/yr	

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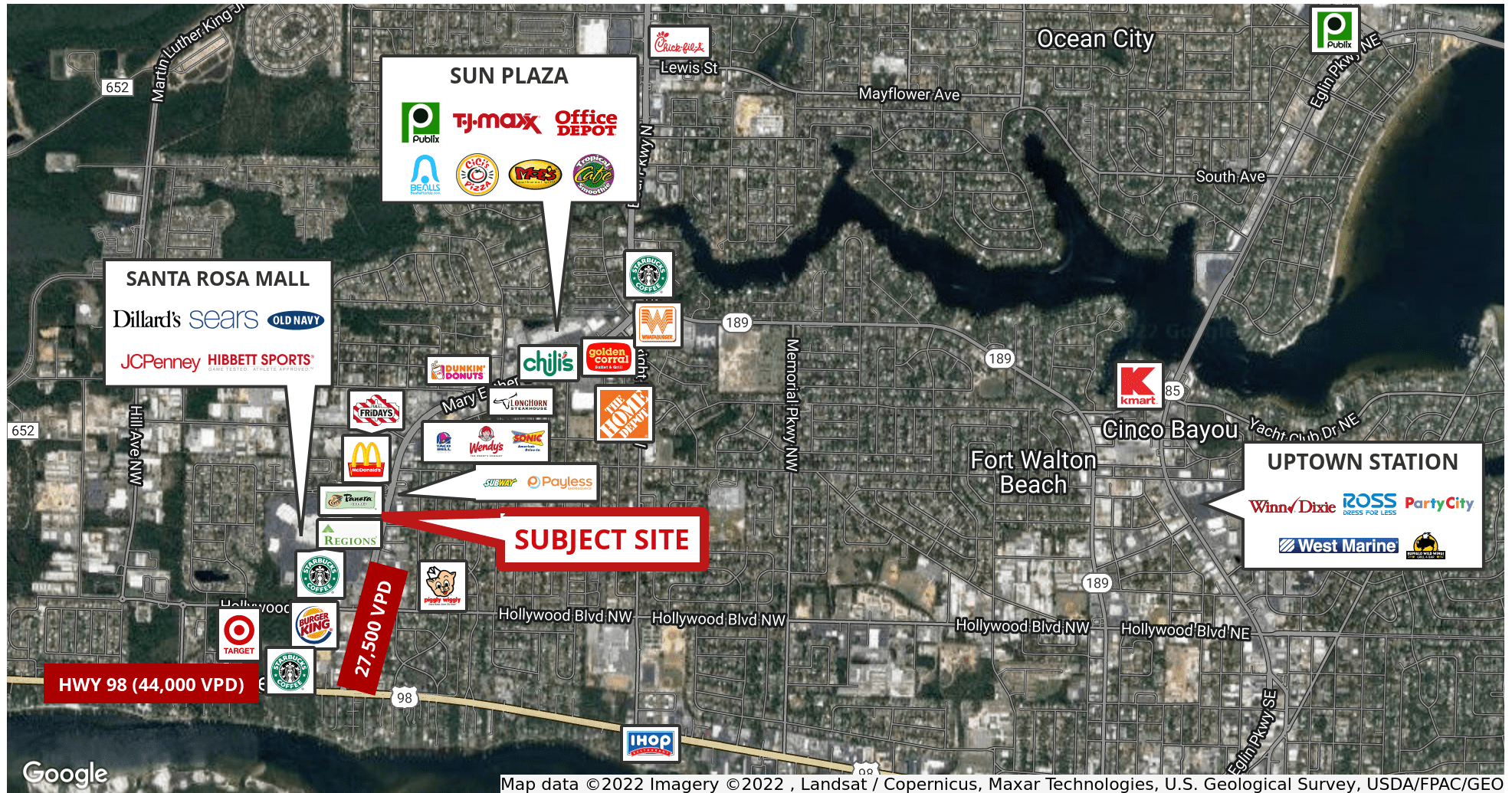
SITEPLAN



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AERIAL MAP



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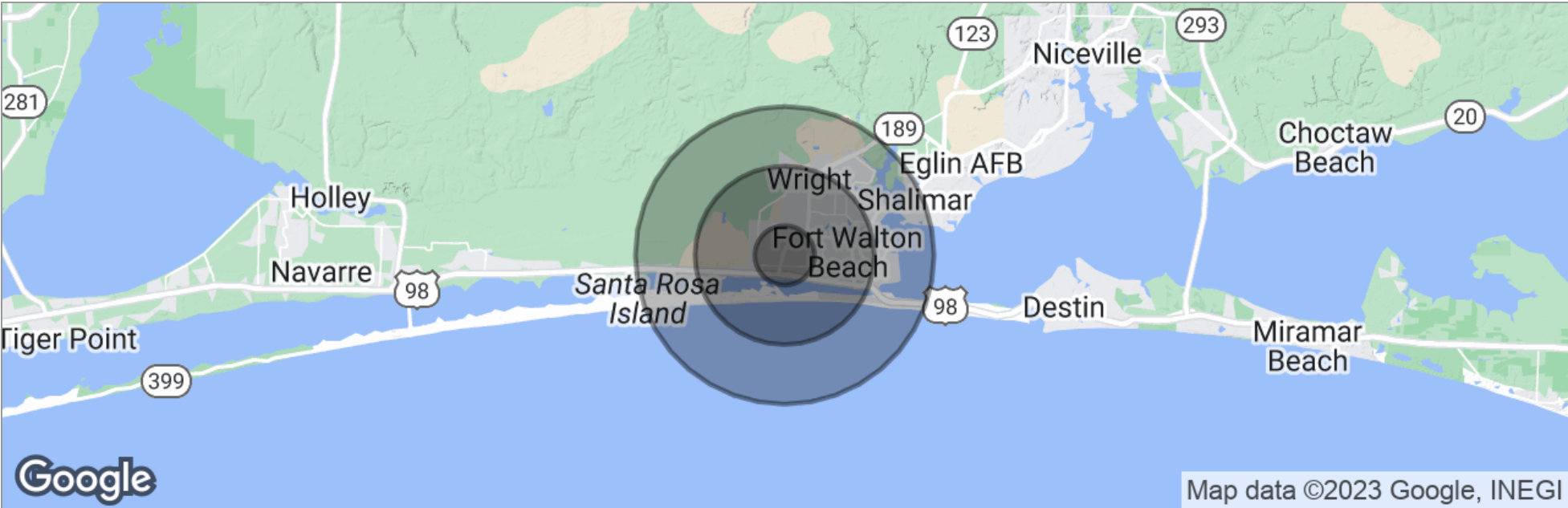




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DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	8,816	38,753	60,641
Population Density	2,806	1,371	772
Median Age	35.2	37.1	38.0
Median Age (Male)	32.0	35.2	36.4
Median Age (Female)	40.6	39.5	40.3
Total Households	3,764	16,346	25,923
# of Persons Per HH	2.3	2.4	2.3
Average HH Income	\$57,591	\$59,189	\$61,995
Average House Value	\$210,245	\$224,625	\$231,693

* Demographic data derived from 2020 ACS - US Census