

Oil Change Station

SHALIMAR, FL



OFFERING MEMORANDUM

KW COMMERCIAL

36008 Emerad Coast Pkwy

Destin, FL 32541

PRESENTED BY:

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SHALIMAR, FL

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OIL CHANGE STATION

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE: \$245,000

LOT SIZE: 0.32 Acres

BUILDING SIZE: 2,276 SF

YEAR BUILT: 1986

MARKET: 12 - Fort Walton Beach

SUB MARKET: 1210 - Shalimar/Port Dixie

CROSS STREETS: Eglin Parkway And Old Ferry Road

TRAFFIC COUNT: 46,000

PROPERTY OVERVIEW

This Oil Change Station consists of 3 auto bays and a large office space. Located just over the Shalimar Bridge in Shalimar, FL on North Eglin Parkway. The property is on the East side of the road between Waffle House and a Medical Office. Ingress/Egress is on Eglin Pkwy and Old Ferry Road. Offering high visibility from Eglin Pkwy.

PROPERTY FEATURES

- Fully Operational Vehicle Repair Shop
- Great Location With High Visibility
- 100' Frontage on Eglin Pkwy With Easy Ingress/Egress
- High Traffic Counts & Close to Lighted Intersection

Additional Photos



OIL CHANGE STATION

LOCATION INFORMATION

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REGIONAL MAP

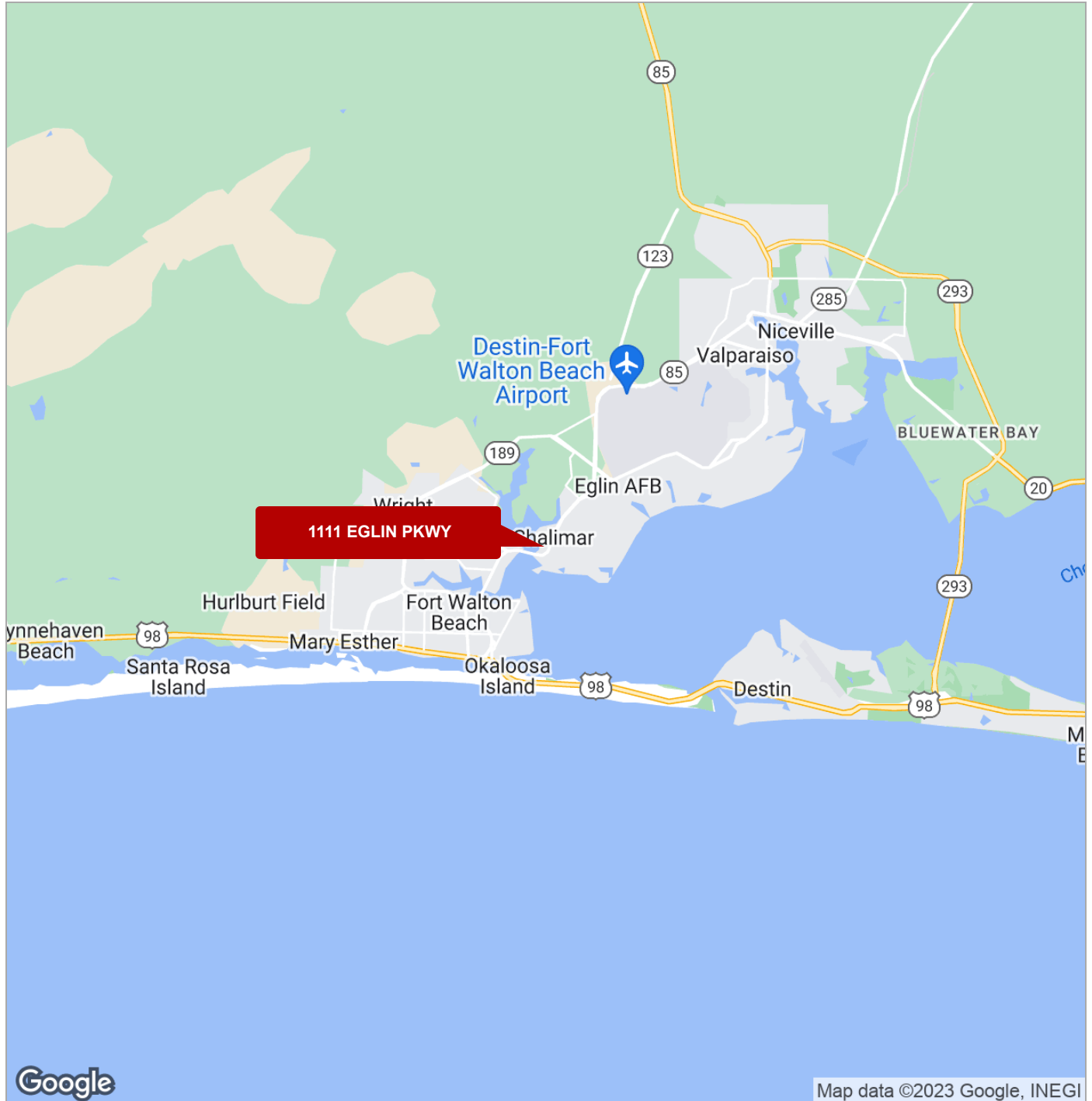
LOCATION MAPS

AERIAL MAP

PARCEL OUTLINE

RETAILER MAP

Regional Map



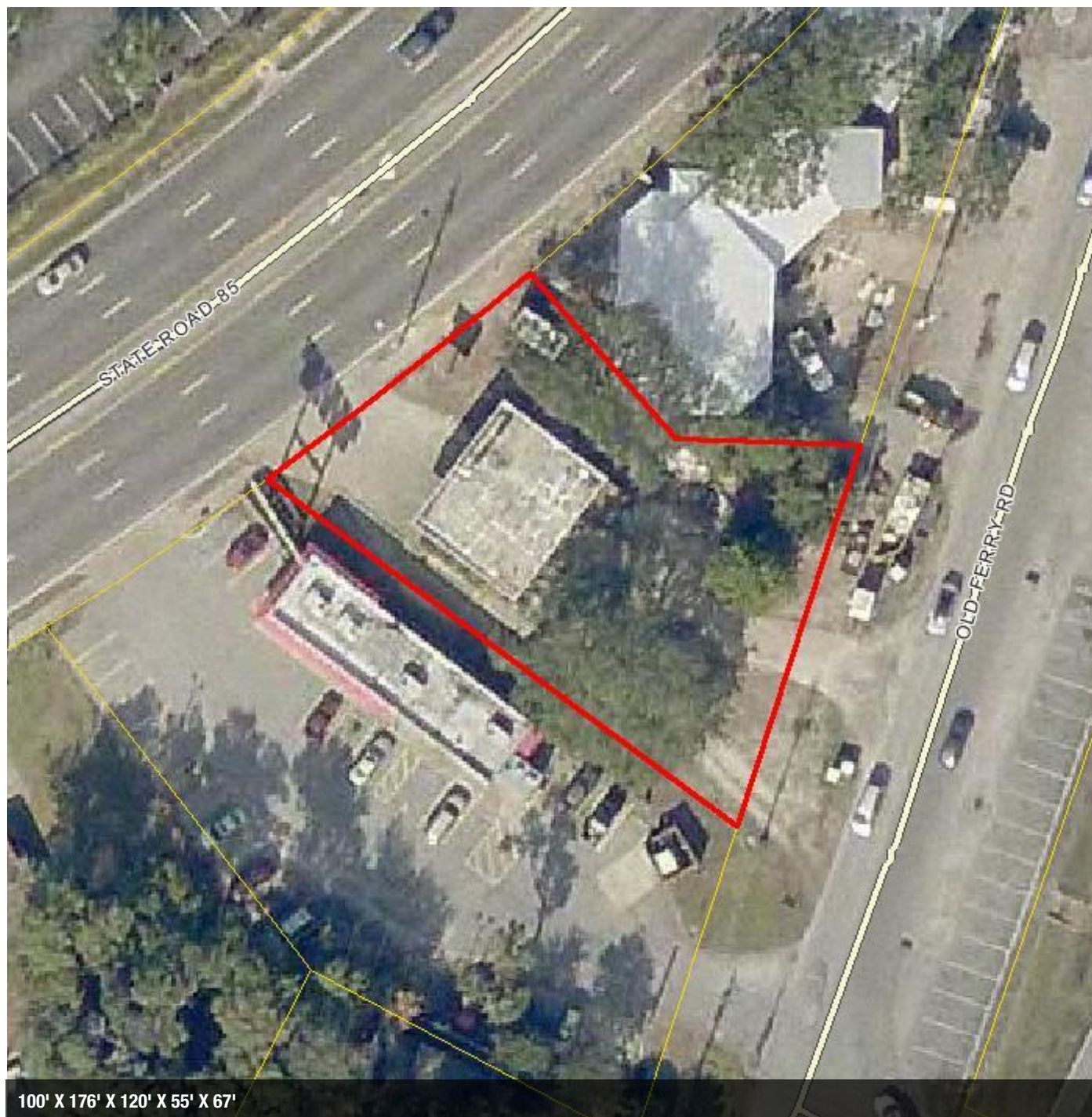
Location Maps



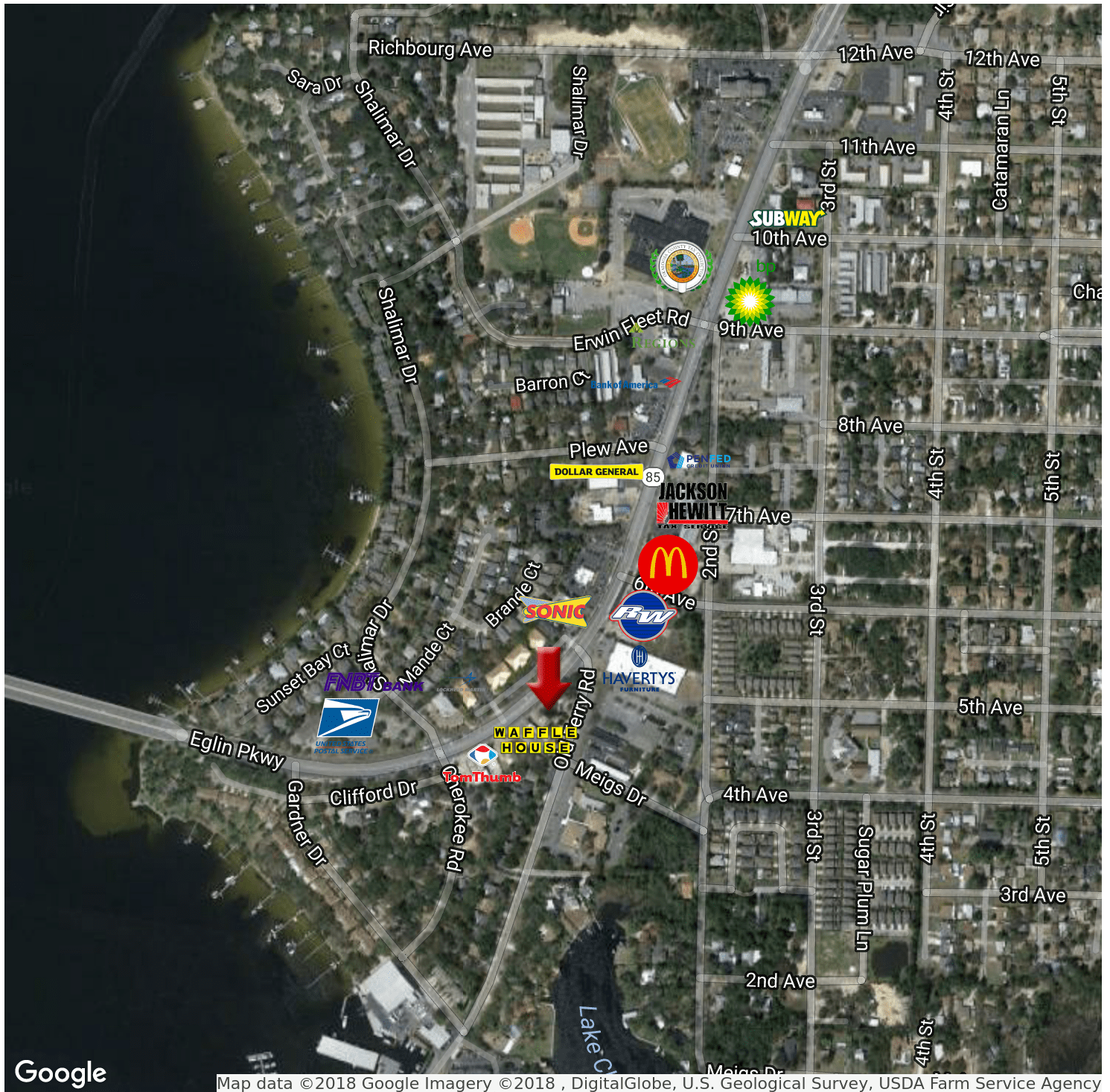
Aerial Map



Parcel Outline



Retailer Map



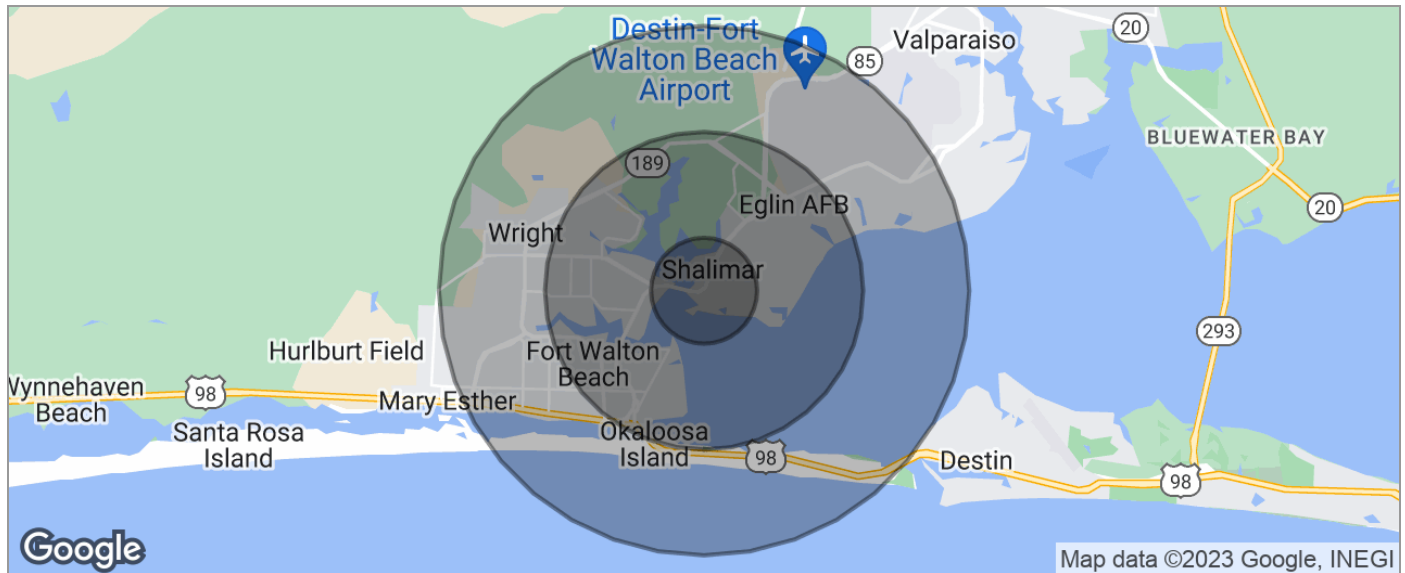
OIL CHANGE STATION

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,457	36,153	66,973
MEDIAN AGE	40.5	39.1	37.5
MEDIAN AGE (MALE)	38.8	37.9	36.3
MEDIAN AGE (FEMALE)	41.5	40.4	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,251	15,065	28,058
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$77,485	\$69,638	\$64,288
AVERAGE HOUSE VALUE	\$330,420	\$291,354	\$261,025
RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.5%	83.6%	78.7%
% BLACK	7.2%	9.0%	12.4%
% ASIAN	3.7%	2.8%	3.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.6%	0.7%
% OTHER	0.6%	1.5%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.3%	6.3%	7.2%

* Demographic data derived from 2020 ACS - US Census

OIL CHANGE STATION

ADVISOR BIOS

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ADVISOR BIO & CONTACT 1

Advisor Bio & Contact 1

ADAM J. STAHURA

BROKER ASSOCIATE

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BACKGROUND

ADAM J. STAHURA has held an active real estate license in Florida since 2006. He has a vast real estate career, with experience in multiple real estate areas: Commercial Real Estate, Fractional Ownership, Luxury, Multi-Family, and Residential.

In each field of real estate, he has held positions in Administration, Management, Marketing, and Sales and Leasing.

Stahura fully understands the process of Commercial Real Estate sales from start to finish. He has an ability to fully analyze each property individually and works with the property owners and a team of professionals to determine the best and most feasible route to execute a successful listing and sale of a property in the least amount of time.

EDUCATION

Stahura holds a Bachelors of Science in Business Administration, from the University of West Florida (UWF) College of Business, with a specialization in Comprehensive Marketing, and a minor in Management. He has also received certifications in Sales Management, Marketing Technologies, and Supply Chain Logistics. While in college, Stahura was Director of Marketing for the UWF Marketing and Logistics Association, and the charter Vice President of Finance for the UWF American Marketing Association. Additionally, Stahura graduated Cum Laude, with honors from Alpha Mu Alpha.

MEMBERSHIPS & ASSOCIATIONS

Emerald Coast Association of Realtors
Florida Association of Realtors
National Association of Realtors
Gulf Coast Commercial Real Estate Association