

GULF BREEZE, FL

Build to Suit or Ground Lease



- ▶ 3539 Gulf Breeze Pkwy
- ▶ 5.5 Acres for Build to Suit or Ground Lease
- ▶ New Retail Project adjacent to 200+ Upscale Apartments (U/C)
- ▶ High traffic location with over 44,000 VPD
- ▶ Close proximity to Navarre and Pensacola Beaches
- ▶ Flexible site plan
- ▶ Area retailers include Walmart, Publix, Lowe's

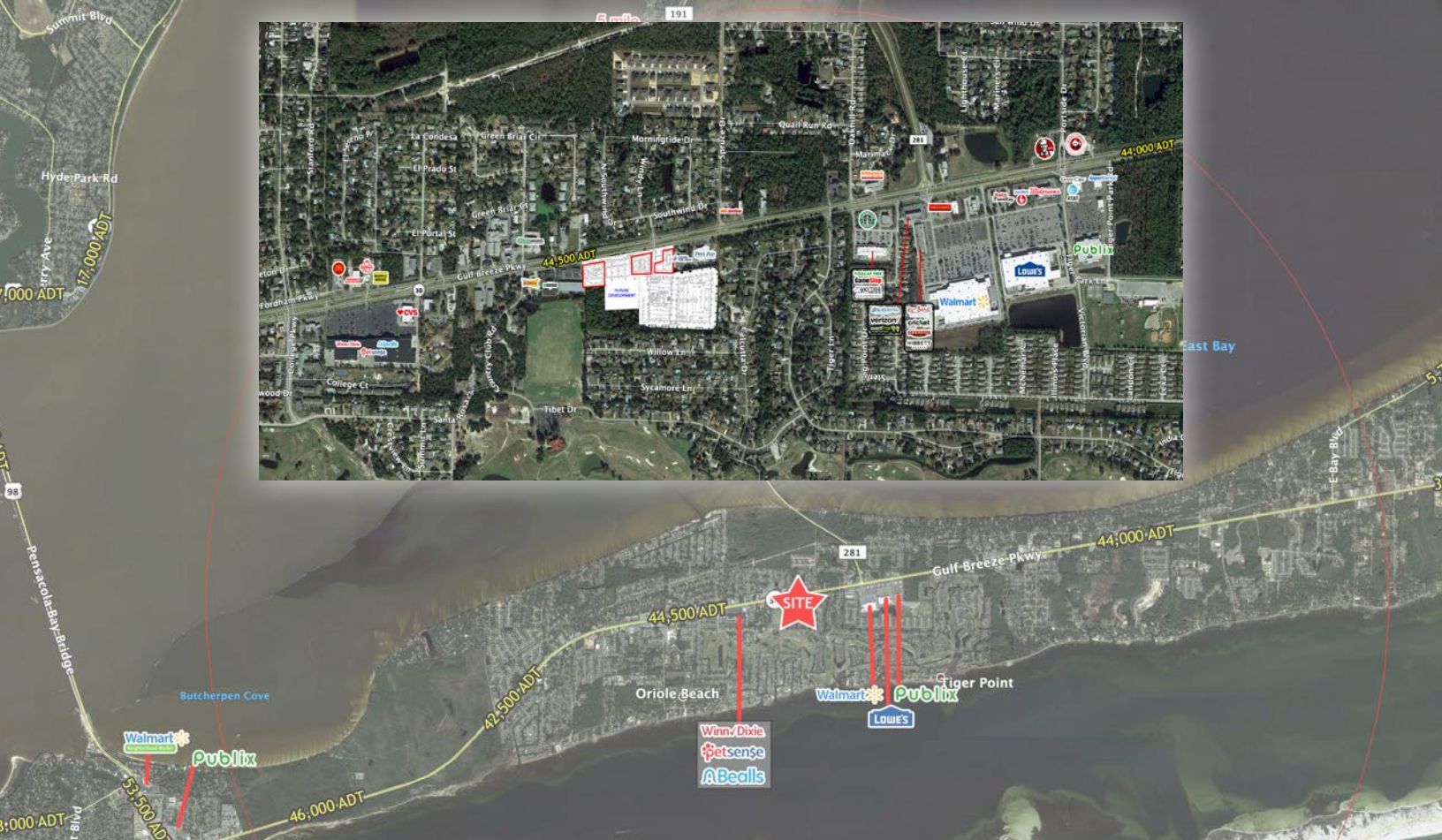
Brad Altum

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Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

PROUD PARTNER
XTEAM
RETAIL ADVISORS



DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
2022 Est. Population	6,764	18,280	24,087	57,630
2027 Prj. Population	6,906	18,865	25,289	62,059
Growth (2022-2027)	0.4%	0.6%	1.0%	1.5%
2022 Households	2,759	7,301	9,682	22,675
2027 Households	2,907	7,770	10,466	25,087
Household Size	2.4	2.5	2.5	2.5
Growth (2022-2027)	1.1%	1.3%	1.6%	2.1%
2022 Avg. HH Income	\$84,902	\$99,785	\$116,150	\$104,416
2027 Avg. HH Income	\$97,590	\$111,339	\$130,294	\$113,991
Change (2022-2027)	3.0%	2.3%	2.4%	1.8%
2022 Med. HH Income	\$73,724	\$90,742	\$89,419	\$84,973
2027 Med. HH Income	\$92,451	\$108,235	\$106,081	\$100,720
Change (2022-2027)	5.1%	3.9%	3.7%	3.7%
Daytime Population	5,709	12,669	20,877	38,817



The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.