

SALE

4667 GULF BREEZE PKWY

4667 Gulf Breeze Pkwy Gulf Breeze, FL 32563



PROPERTY DESCRIPTION

Nearly 1 Acre (0.785) available on Gulf Breeze Pkwy zoned Heavy Commercial District (HCD). FDOT reports an Average Annual Daily Traffic (AADT) of 35,500 at this site. Centrally located in Gulf Breeze between Tiger Point and Midway with 5-Mile Demographics reporting a Total Population of 28,927 and an Average Household Income of \$125,576. The site's current improvements include a single curb cut onto Hwy 98, a concrete block structure with 1,941 SF with water, sewer, gas, power, internet connected to the structure. Previously used as a homestead, the existing structure can be raised or renovated as an office/ retail space.

PROPERTY HIGHLIGHTS

- AADT 35,500. Zoned HCD. 100 FT Rd Frontage on Gulf Breeze Pkwy. Utilities Connected.

OFFERING SUMMARY

Sale Price:	\$285,000
Lot Size:	0.785 Acres
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,276	5,617	11,490
Total Population	3,171	14,142	28,927
Average HH Income	\$117,782	\$125,536	\$125,576

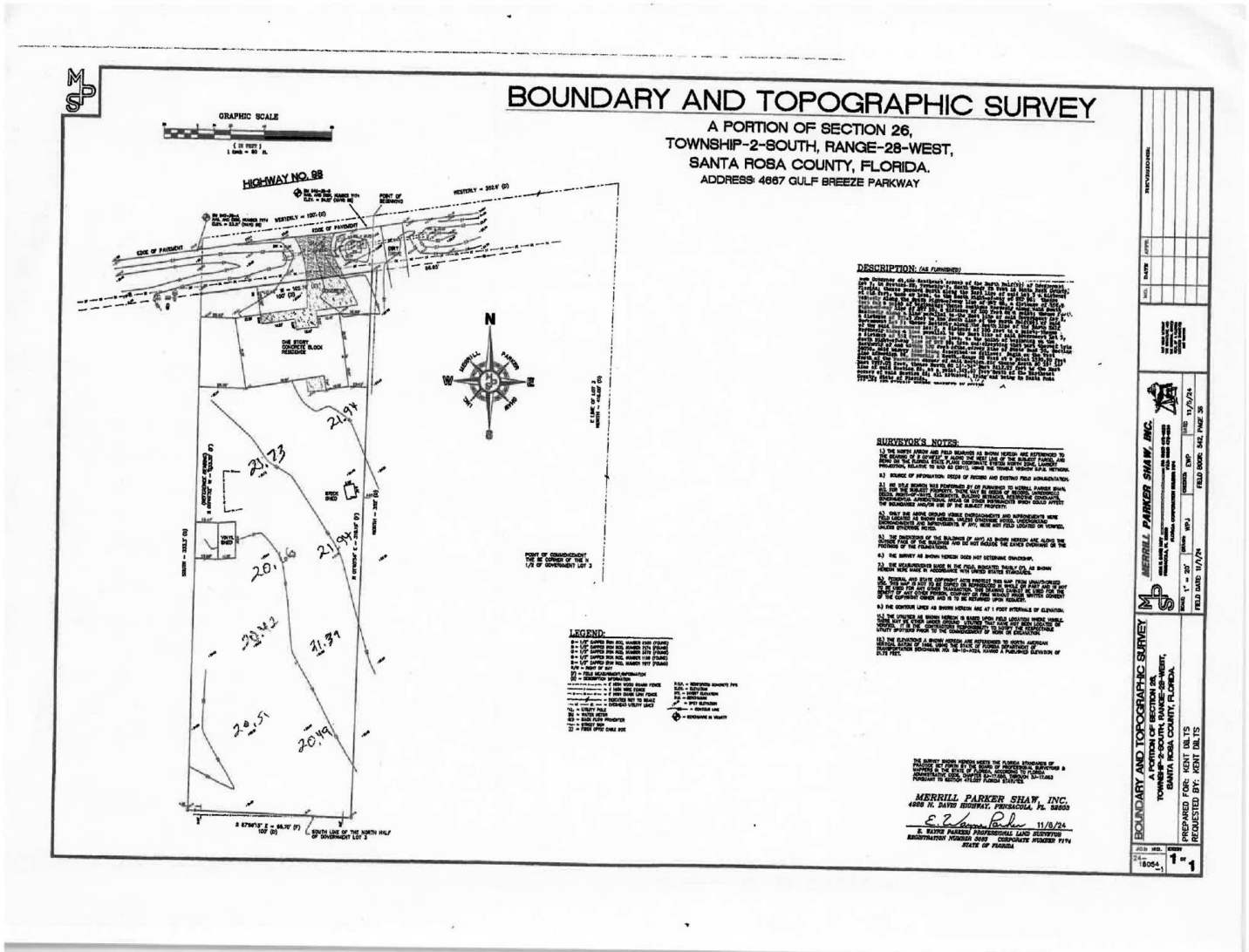
Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4667 GULF BREEZE PKWY
 4667 Gulf Breeze Pkwy Gulf Breeze, FL 32563



Melissa Glyptis Simpson
 (850) 733-6532



COLDWELL BANKER
COMMERCIAL
 REALTY

SALE

4667 GULF BREEZE PKWY

4667 Gulf Breeze Pkwy Gulf Breeze, FL 32563



Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4667 GULF BREEZE PKWY

4667 Gulf Breeze Pkwy Gulf Breeze, FL 32563



Melissa Glyptis Simpson
(850) 733-6532

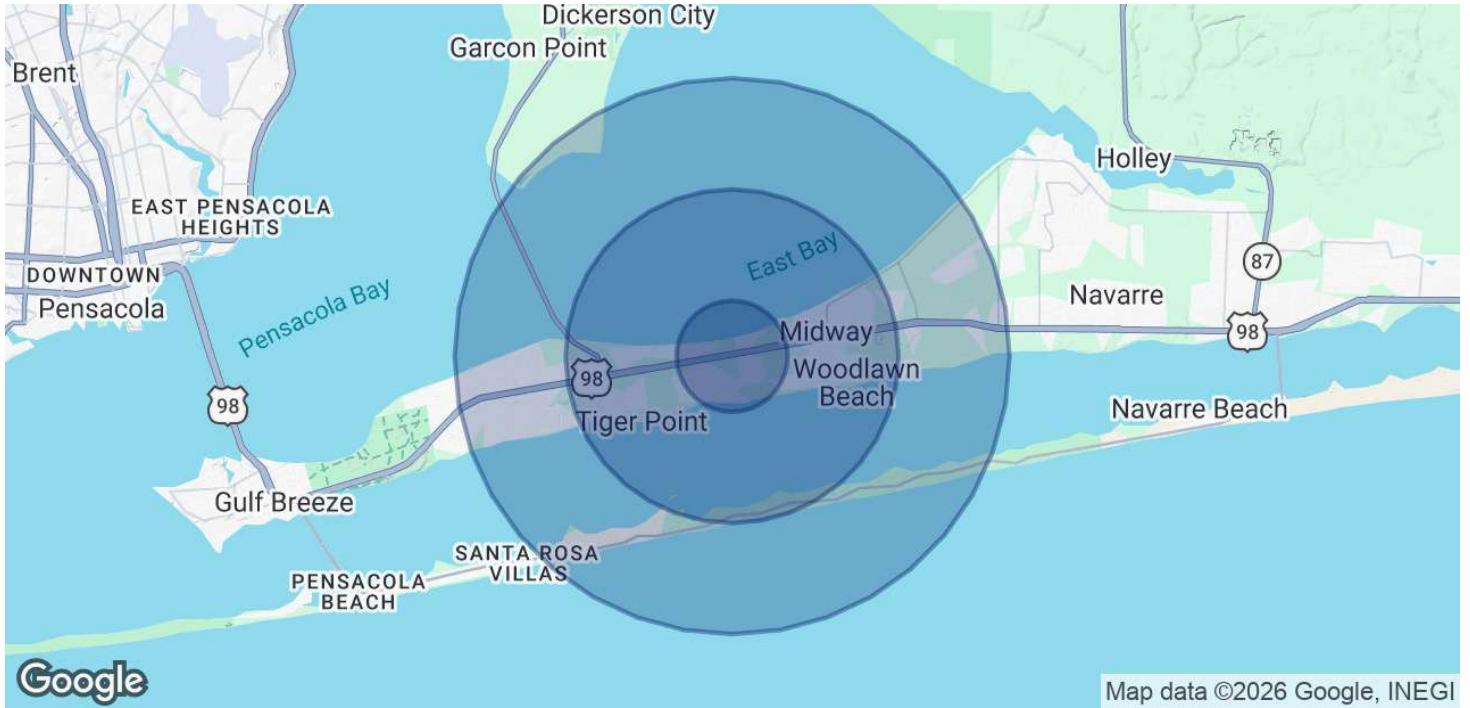


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4667 GULF BREEZE PKWY

4667 Gulf Breeze Pkwy Gulf Breeze, FL 32563



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,171	14,142	28,927
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,276	5,617	11,490
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$117,782	\$125,536	\$125,576
Average House Value	\$535,221	\$495,958	\$483,237

2020 American Community Survey (ACS)

Melissa Glyptis Simpson
(850) 733-6532



COLDWELL BANKER
COMMERCIAL
REALTY