

5141 Gulf Breeze Pkwy | **\$100,000 Price Reduction**  
**\$499,000** | Value-Driven Opportunity on Gulf Breeze Pkwy

**NAIPensacola**



## Prime Location Advantages:

Now priced to move on one of the Gulf Breeze Parkway corridor's most active growth lanes. This ±2.04 AC commercial parcel offers ~500' of frontage and strong positioning for retail, service, and mixed commercial concepts looking to capture expanding rooftops, school-driven daily traffic, and recreation demand.

<b>Sale Price</b>	499,000
<b>Land Size</b>	2.04 AC +/-
<b>Dimensions</b>	500' x 140'
<b>Frontage</b>	500'

PID 25 2S 28 0000 00207 0000	.36 AC
PID 24 2S 28 1150 00100 0010	.64 AC
PID 24 2S 28 1150 00100 0020	.64 AC
PID 24 2S 28 1150 00100 0030	0.43 AC

## Parcel Map



For more information,  
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For Sale

2.04 AC +/- Commercial Land  
Travel Corridor | 36,000 CPD

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# Aggressively Repositioned to \$499,000



## Location & Growth Drivers (Retail/QSR + Neighborhood Commercial)

Positioned along the Gulf Breeze Parkway (US-98) growth corridor, 5141 Gulf Breeze Parkway is a high-visibility neighborhood commercial opportunity suited for QSR/drive-thru, convenience retail, and service users targeting strong local spending and commuter demand. The surrounding trade area is supported by a 2025 population of 32,379 (projected to reach 35,380 by 2030, 1.79% annual growth) and a built-in daytime customer base with 26,383 daytime population, 901 businesses, and 7,678 employees, ideal for lunch-hour, school-adjacent, and after-work traffic. Retail fundamentals are equally compelling with \$1.173B in total annual sales, reinforcing the corridor's ability to sustain daily-needs and quick-service concepts.

Area income and wealth profiles further strengthen retail viability, with 2025 average household income of \$119,279 and strong household balance sheets reflected in \$442,523 median net worth and \$1,397,347 average net worth, supporting both value-driven and premium neighborhood retail.

## WHY THIS SITE WINS

- New price: \$499,000 (\$100,000 reduction)
- 2.04± AC with ~500' frontage on Gulf Breeze Pkwy
- Positioned in front of the planned South Santa Rosa Sports Complex
- Near the future Soundside High School
- Strong corridor growth supporting retail and service demand

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