

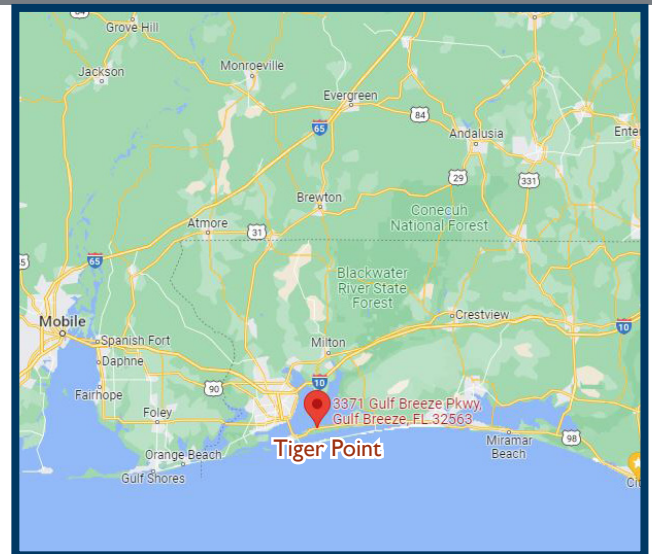
TIGER POINT SHOPPING CENTER

3307 - 3371 GULF BREEZE PARKWAY (US HWY. 98), GULF BREEZE, FL 32563



PROPERTY DETAILS

- 147,485 SF retail shopping center located in Gulf Breeze, Florida in Santa Rosa County
- Anchored by Bealls, Winn-Dixie and the Panhandle Elite Volleyball Club, this center has a diverse mix of retail and service-oriented small shop tenants
- National retailers in the market include Walmart, Publix, Lowes and more
- Prominent monument signage is available on Gulf Breeze Parkway with 41,000 VPD
- Ample parking available with four points of ingress and egress
- Local demographics show 26,000 residents within a 5 mile radius with average HH income of \$115,000. The county also greatly benefits from over 530,000 seasonal visitors to the beautiful sugar-white sand beaches of the Gulf of Mexico.



BRAND
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TRAFFIC COUNTS

Gulf Breeze Parkway 41,000 VPD

DEMOGRAPHICS - CoStar 2022

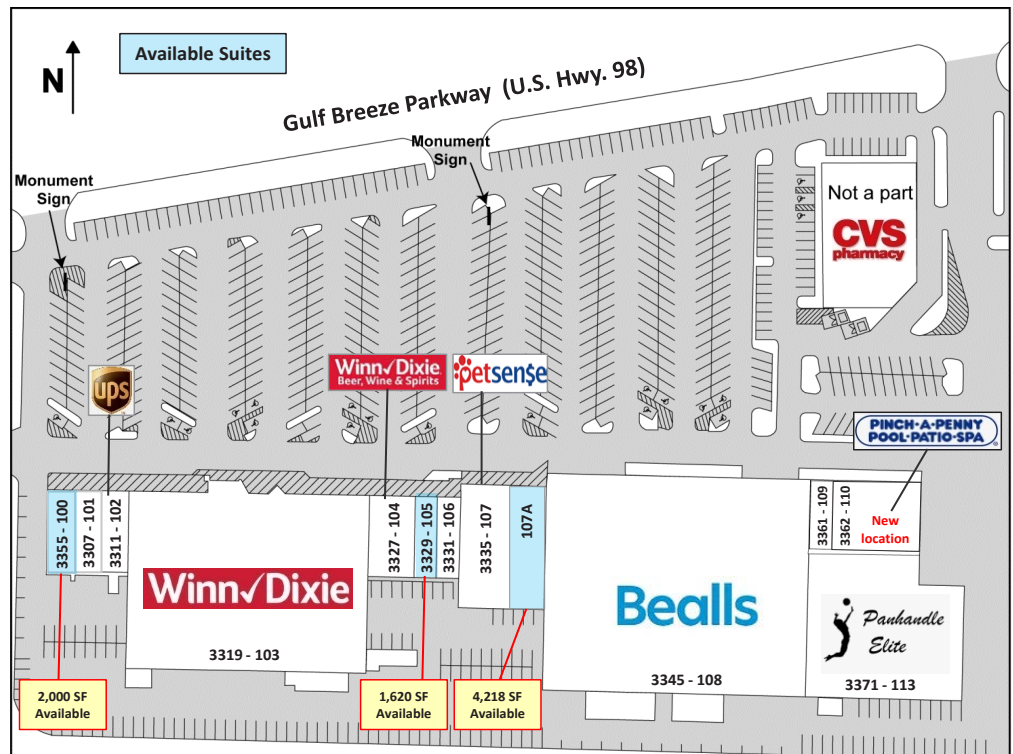
	1 mile	3 miles	5 miles
Population	7,374	18,995	26,076
Daytime Employment	2,443	5,508	10,358
Income	\$91,552	\$111,646	\$115,420

530,579 seasonal visitors to Santa Rosa County bring income of over \$397 million to area businesses, and support local employment. The average time that visitors stay is about 10 days.

GPS COORDINATES

Lat. 30.3860416 Long. -87.0849175

Door Address	Rent Roll	Tenant List	SF
3355	100	Available Soon	2,000
3307	101	Coming Soon:	
		Hurricane Dave's	
		Gift Shop	2,000
3311	102	The UPS Store	2,335
3319	103	Winn-Dixie	41,125
3327	104	Winn-Dixie Beer,	
		Wine & Spirits	4,000
3329	105	Available	1,620
3331	106	Serenity Salon & Day Spa	1,600
3335	107	PetSense	6,025
TBD	107A	Available	4,218
3345	108	Bealls	54,772
3361	109	Organic Spa & Nails	1,200
3362	110	New Location:	
		Pinch A Penny	
		Pool Patio Spa	5,367
3371	113	Panhandle Elite	
		Volleyball Club	21,223
Total Square Feet			147,485



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