

RETAIL PROPERTY FOR LEASE

# TIGER POINT SHOPPING CENTER

3307 Gulf Breeze Pkwy., Gulf Breeze, FL 32563



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# Big Box Space Available

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## PROPERTY OVERVIEW

<b>Junior Anchor SF:</b>	28,328 SF	<p>WinnDixie and Beall's Anchored Shopping Center for lease. The property is very well located along the high traffic Hwy 98 corridor and at a lighted intersection which leads into Tiger Point Golf Course. The center has a 28,328 +/- SF Junior Anchor space available, adjacent to Beall's and WinnDixie. The shopping center has great visibility on a high traffic corridor. Located in a high income suburb of Pensacola, FL.</p> <ul style="list-style-type: none"><li>• WinnDixie and Beall's Department Store anchored shopping center.</li><li>• Junior Anchor space available.</li><li>• Inline shops space available</li><li>• High income demographics at entrance to golf course.</li></ul>
<b>Lease Rate:</b>	Negotiable	
<b>Renovated:</b>	2004	
<b>Market:</b>	Gulf Breeze	
<b>Avg. HH Income:</b>	\$71,000	
<b>Traffic Counts:</b>	40,500 AADT	



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LEASE TYPE | - TOTAL SPACE | 28,328 SF LEASE TERM | Negotiable LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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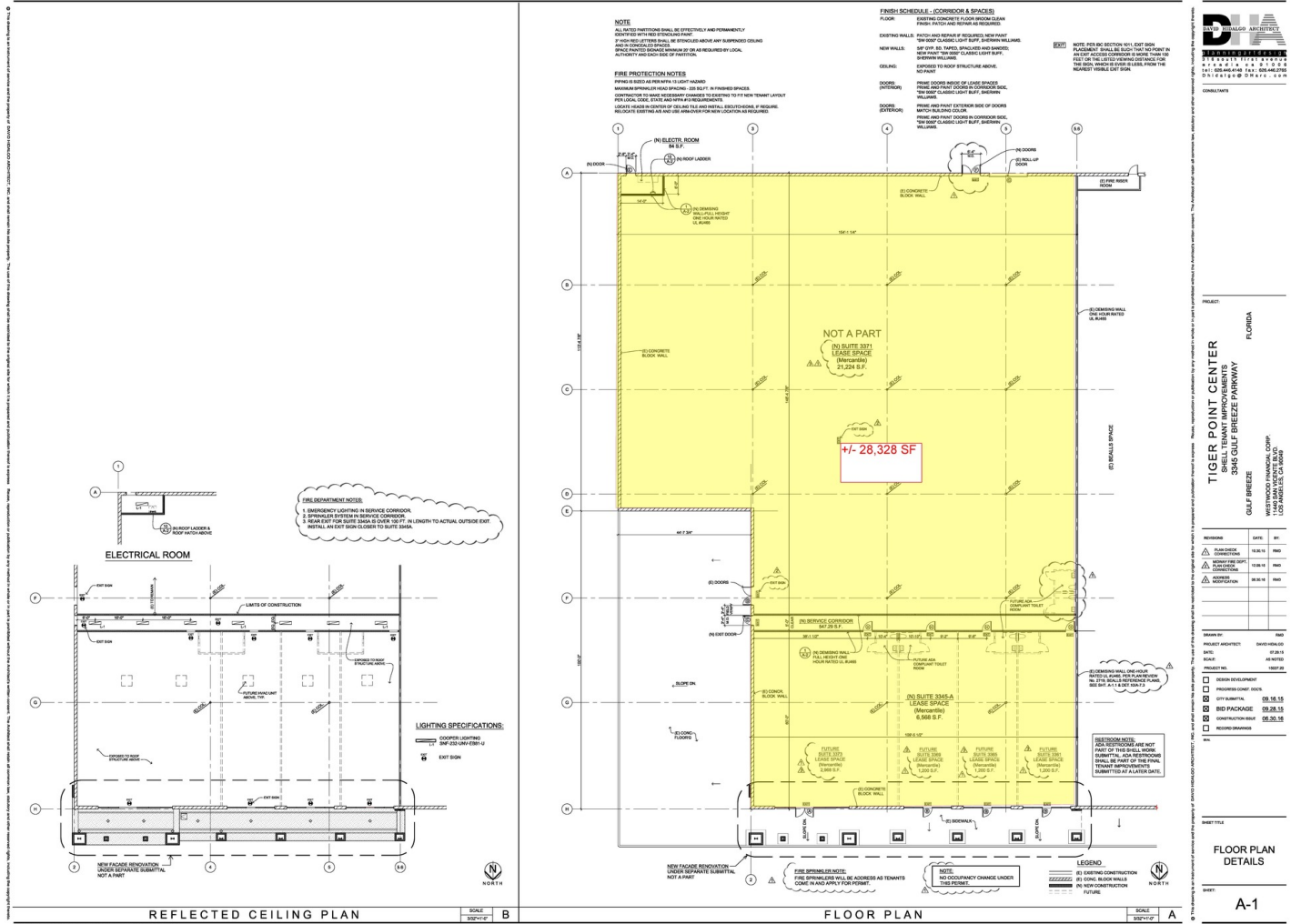
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Proposed +/- 28,328 SF



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## Winn Dixie & Beall's Anchored Shopping Center

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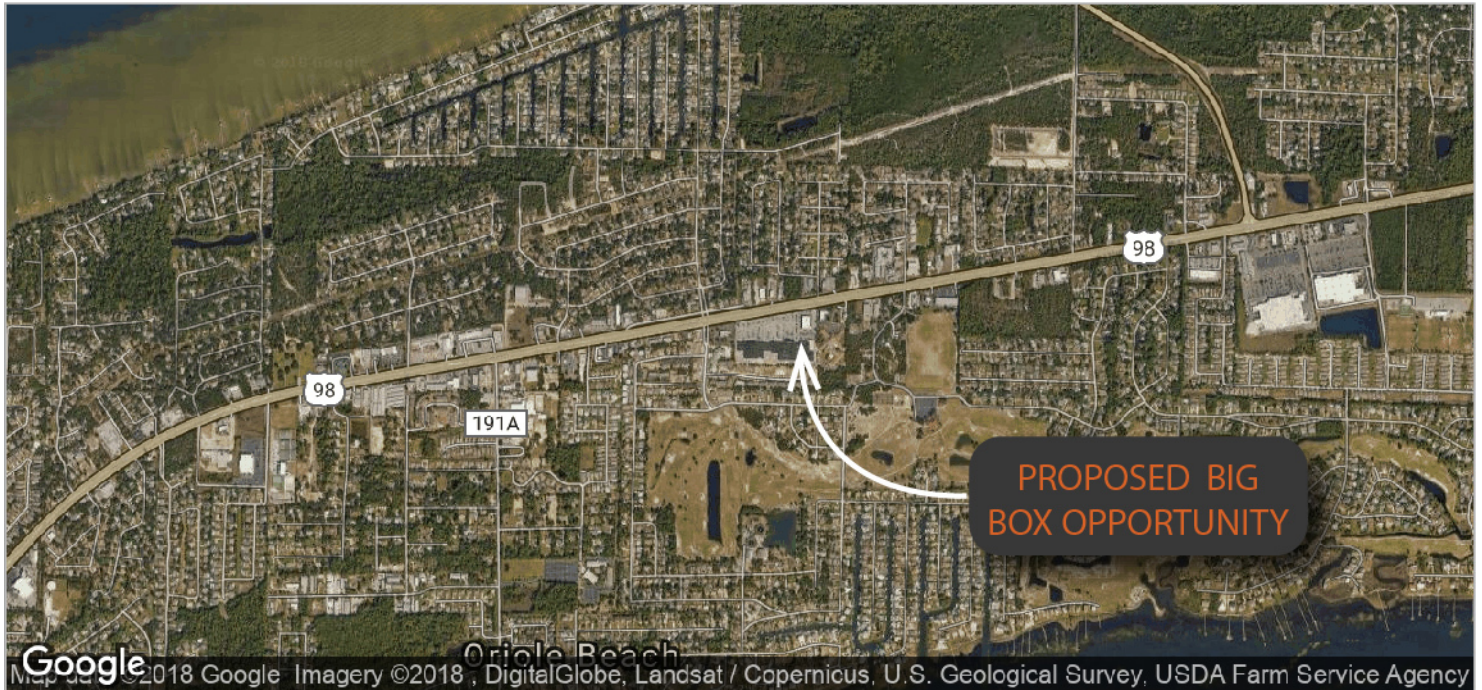




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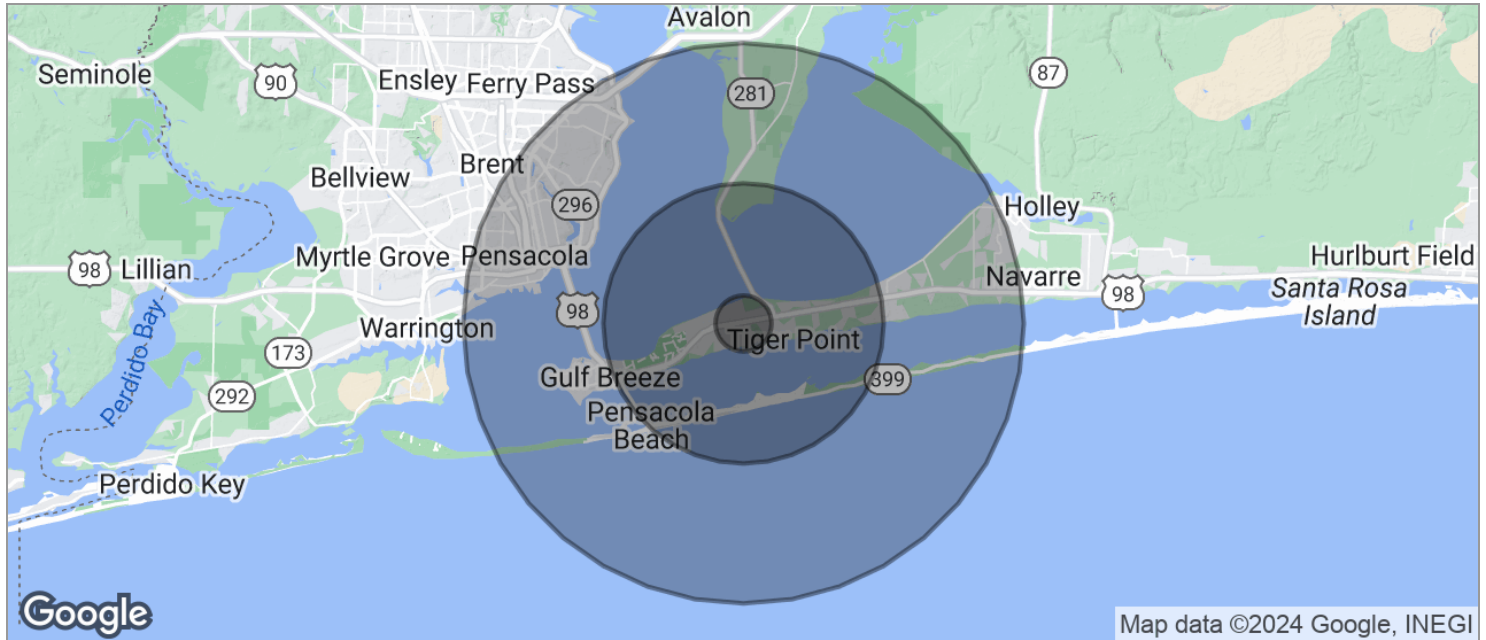
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,871	25,558	89,094
MEDIAN AGE	40.8	41.3	42.2
MEDIAN AGE (MALE)	37.0	40.5	40.8
MEDIAN AGE (FEMALE)	41.5	41.5	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,105	9,934	36,808
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$71,561	\$82,600	\$77,813
AVERAGE HOUSE VALUE	\$290,828	\$311,761	\$300,027

\* Demographic data derived from 2020 ACS - US Census



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