

OFFICE BUILDING FOR LEASE  
APRIL 2024

# 1300 SHORELINE DR

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GULF BREEZE, FL

stirling







### OFFERING SUMMARY

Lease Rate:	\$24.00 - 25.00 SF/yr (Gross)
Building Size:	13,814 SF
Available SF:	1,581 - 2,804 SF
Lot Size:	0.91 Acres
Year Built:	2007
Zoning:	C1

### PROPERTY OVERVIEW

This exceptional 2-story Class A office space in Gulf Breeze offers versatile options for your business needs. The first floor is ideal for medical professionals, featuring 4 exam rooms, a spacious reception area, and a comfortable waiting area. The second floor provides four traditional office suites, easily accessible via an elevator. Most suites have their own bathroom facilities and a well-appointed kitchen/break area.

Situated in a prime location off Hwy 98, this property benefits from high visibility, with approximately 55,500 Average Annual Daily Traffic (AADT) according to the Florida Department of Transportation (FDOT). Within a 7-minute drive, you'll discover a community with a median household income of \$107,000 and a median home value of \$495,000, making it a lucrative opportunity for your business.

### LOCATION OVERVIEW

Located in the heart of Gulf Breeze Proper, this property offers convenient access with access points directly off Hwy 98. Situated across the street from the Walmart and Publix Shopping Centers, it provides excellent visibility and accessibility. Additionally, it is adjacent to Gulf Breeze High School, making it a central and easily recognizable location. Within walking distance, you'll find a variety of dining options, including popular choices like First Watch and Chipotle.

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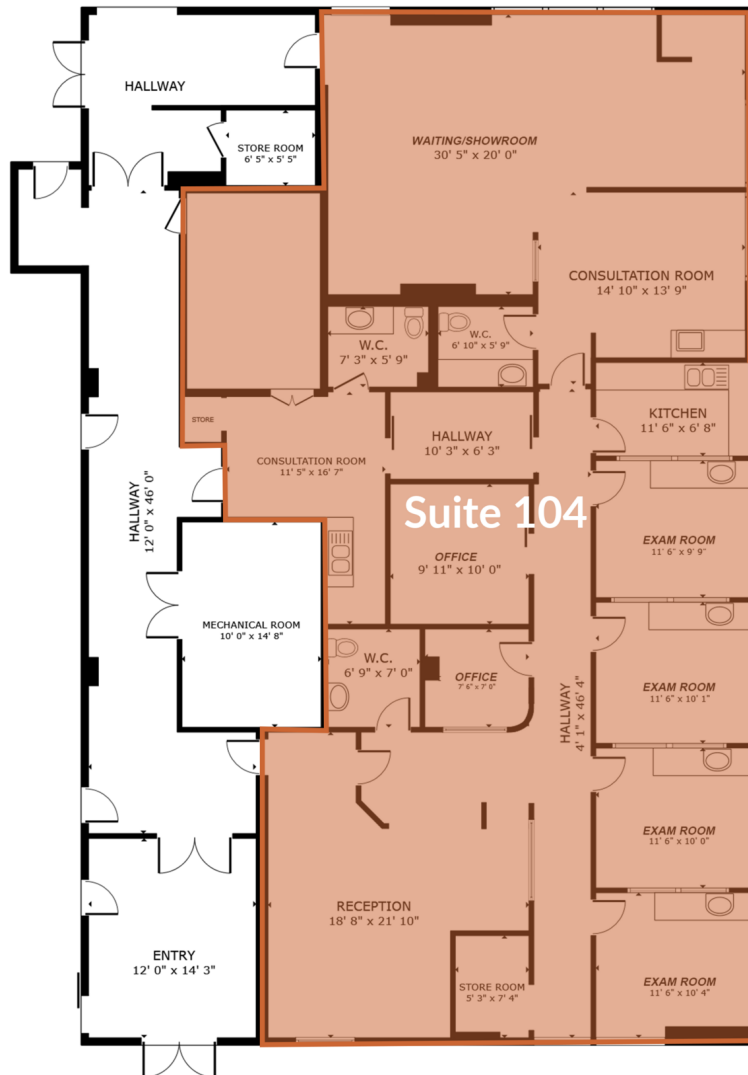
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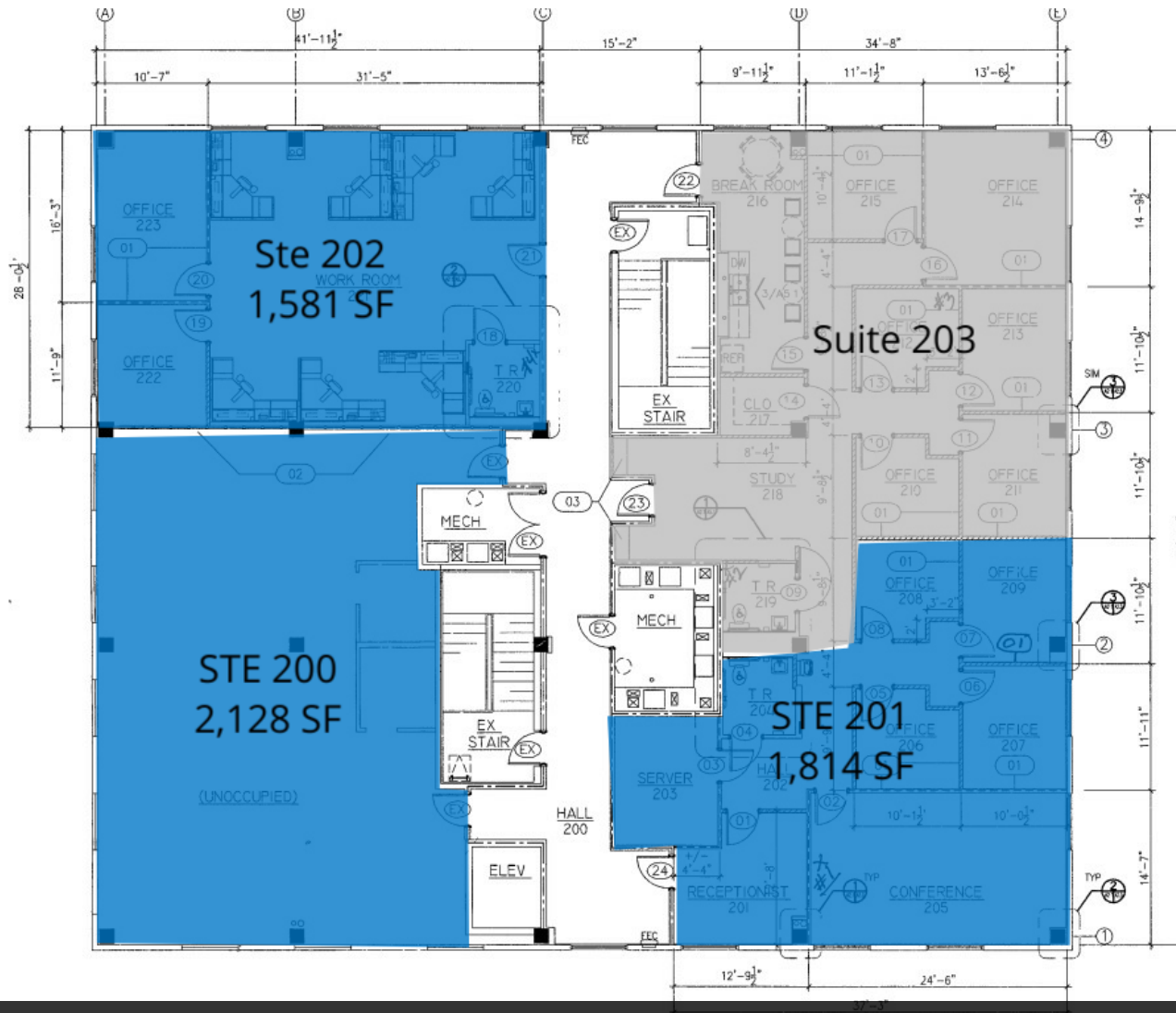
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2nd Floor

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### LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,581 - 2,804 SF

Lease Term:	36 months
Lease Rate:	\$24.00 - \$25.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
STE 104	Available	2,804 SF	Gross	\$25.00 SF/yr	Tenants responsible for in-suite janitorial & telecommunications.
STE 200	Available	2,128 SF	Gross	\$24.00 SF/yr	Tenants responsible for in-suite janitorial & telecommunications.
STE 201	Available	1,814 SF	Gross	\$24.00 SF/yr	Tenants responsible for in-suite janitorial & telecommunications.
STE 202	Available	1,581 SF	Gross	\$24.00 SF/yr	Tenants responsible for in-suite janitorial & telecommunications.



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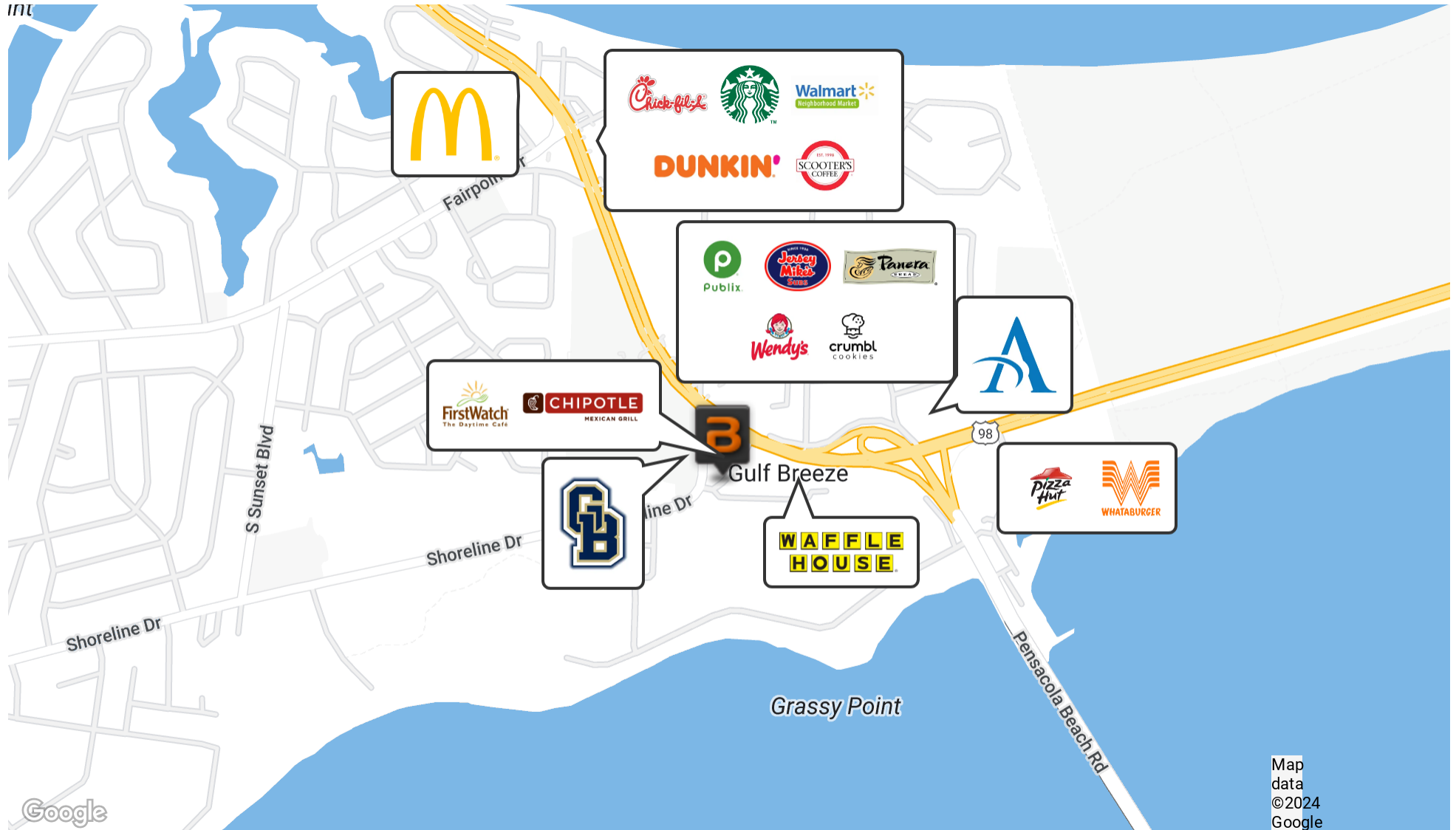
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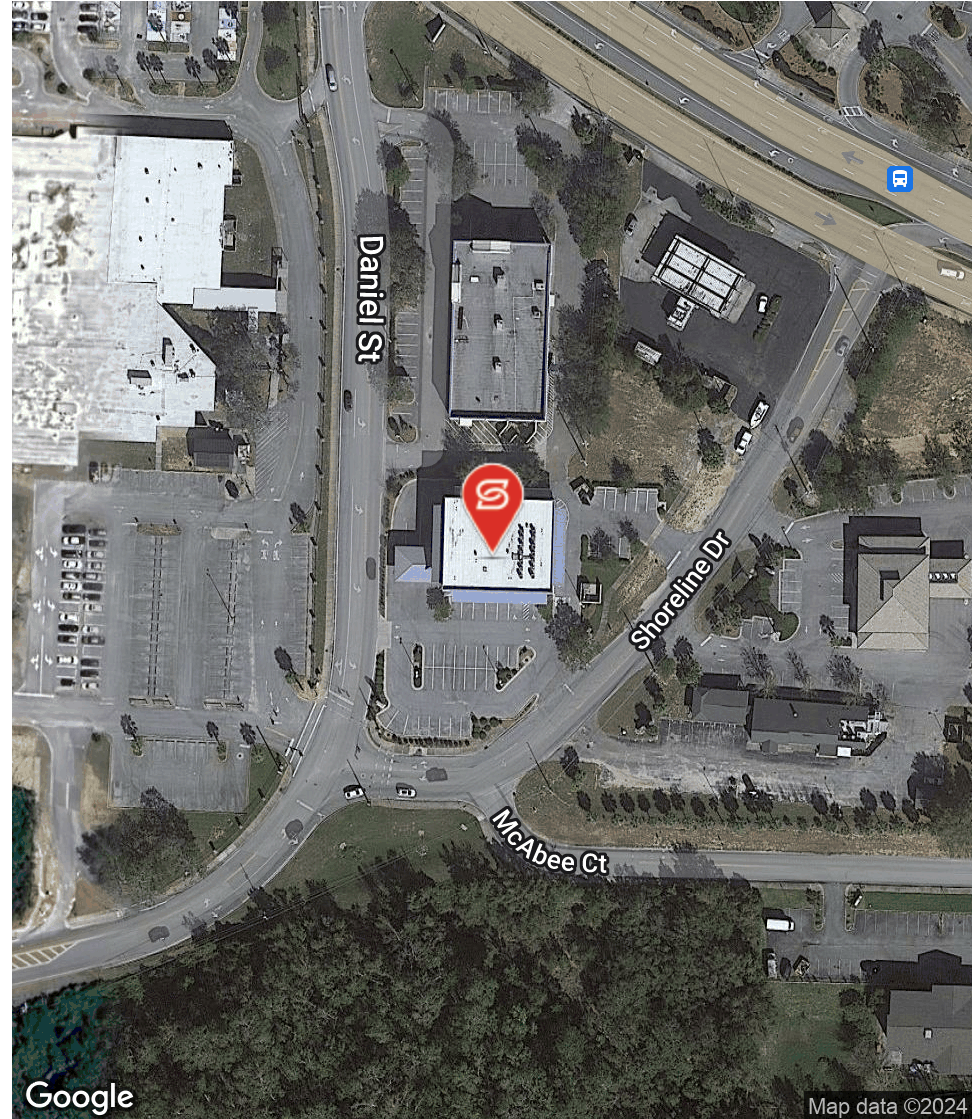
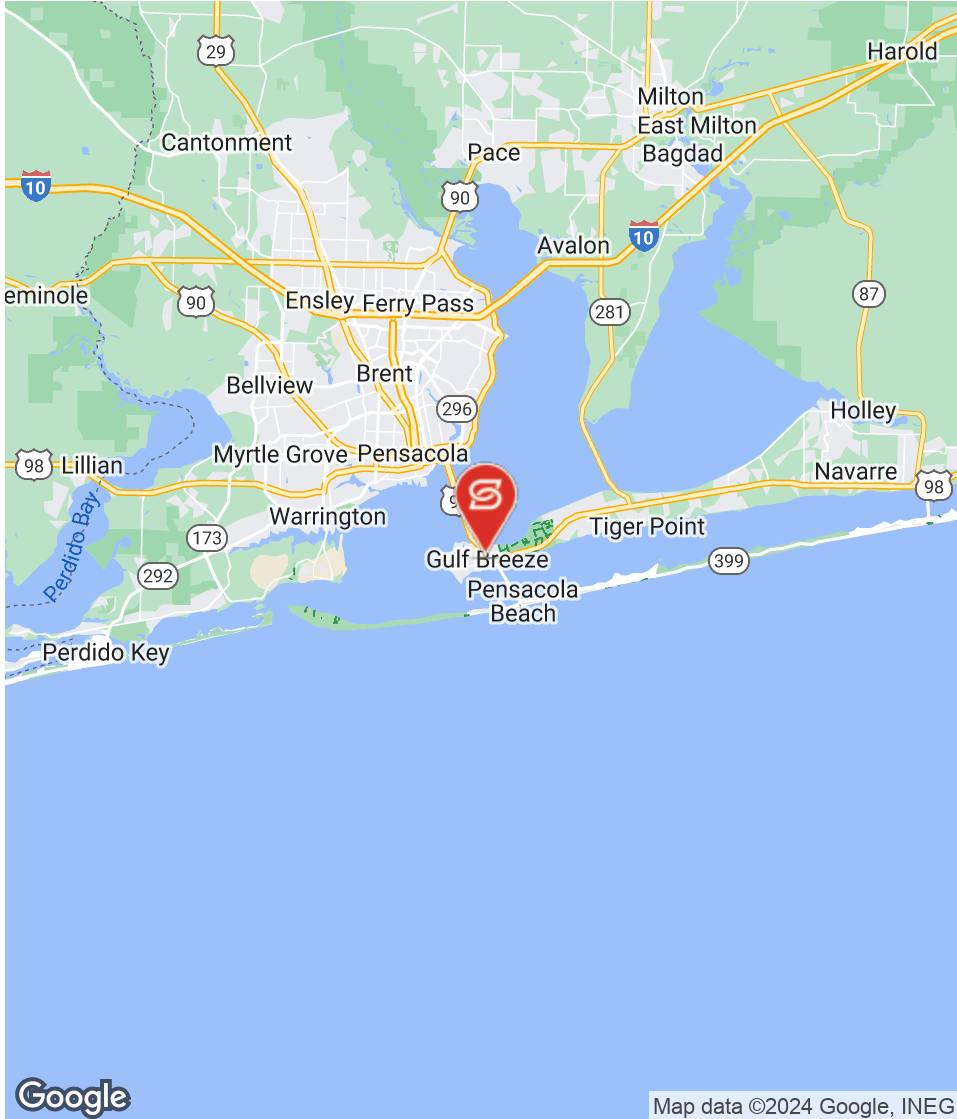
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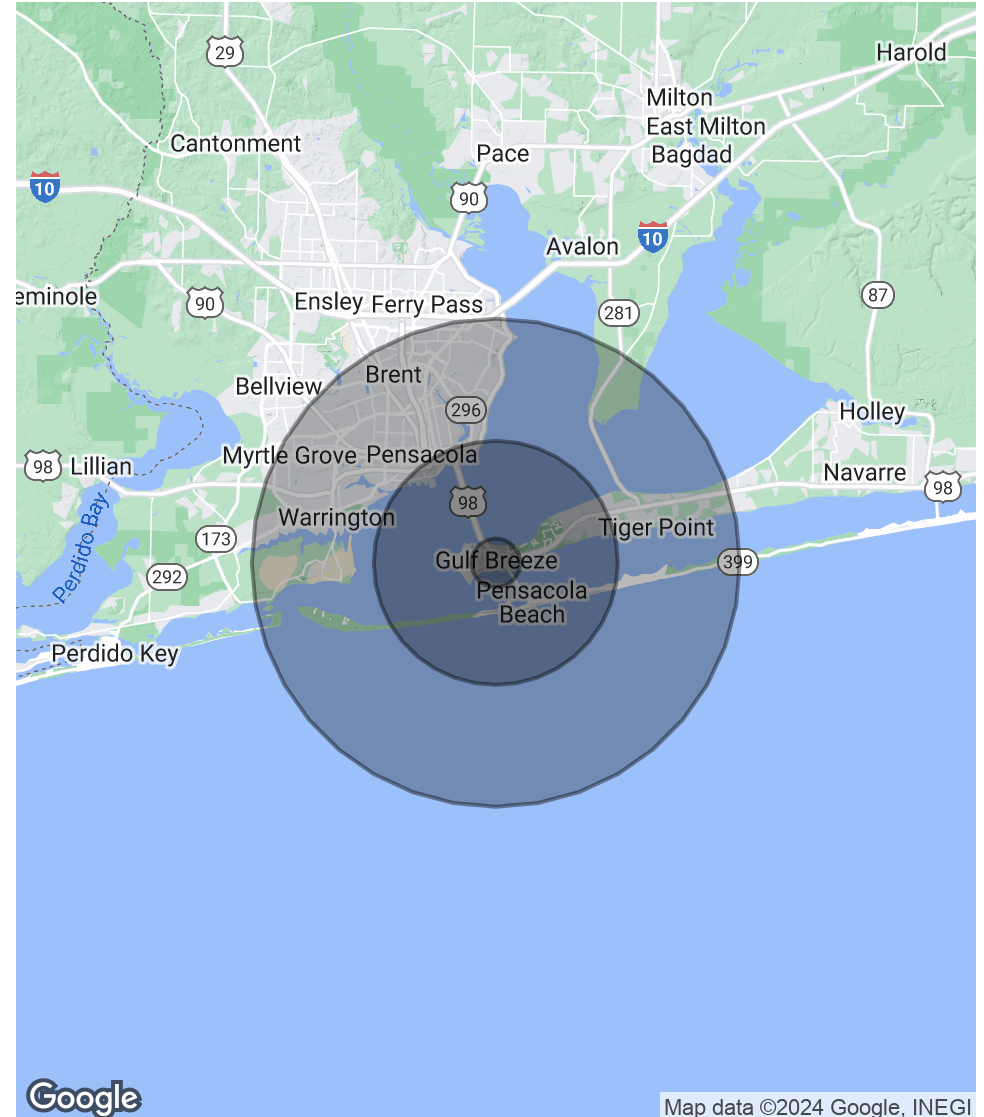
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,138	22,934	164,199
Average Age	47.4	46.2	39.3
Average Age (Male)	47.3	44.6	37.3
Average Age (Female)	47.7	47.0	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	968	11,560	74,539
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$117,520	\$102,351	\$64,778
Average House Value	\$382,753	\$378,191	\$190,881

\* Demographic data derived from 2020 ACS - US Census





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