

RETAIL PROPERTY FOR LEASE

# LIVE OAK VILLAGE RETAIL SPACE

1143 Gulf Breeze Pkwy., Gulf Breeze, FL 32563



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## OFFERING SUMMARY

**Available SF:**

**Lease Rate:**

Negotiable

**Lot Size:**

8.12 Acres

**Year Built:**

1998

**Building Size:**

107,664 SF

**Traffic Count:**

54,000

## PROPERTY OVERVIEW

First Class Shopping Center located in Gulf Breeze Proper. Fantastic Opportunity to join a solid tenant mix in an established center. This property consists of approximately 107,664 square feet and has one restaurant vacancy. Strong median HH income of \$81,000 in a one mile radius and \$73,000 in a three mile radius. This is an outstanding center in an excellent location.

## PROPERTY HIGHLIGHTS

- Finished Restaurant Space Available
- Approximately 3,100sf - An additional 2,000sf could be made Available
- 54,000 Cars Daily
- Tremendous Location -Directly Across the Street From Baptist Hospital
- HH Income of \$81,000 - 1 Mile Radius



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LEASE TYPE

| -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1153 -A	3,100 SF	NNN	\$19.00 SF/yr
Suite 1153	5,100 SF	NNN	\$19.00 SF/yr
Suite 1149	10,000 SF	NNN	\$19.00 SF/yr
Suite 1155	20,882 - 23,982 SF	NNN	Negotiable



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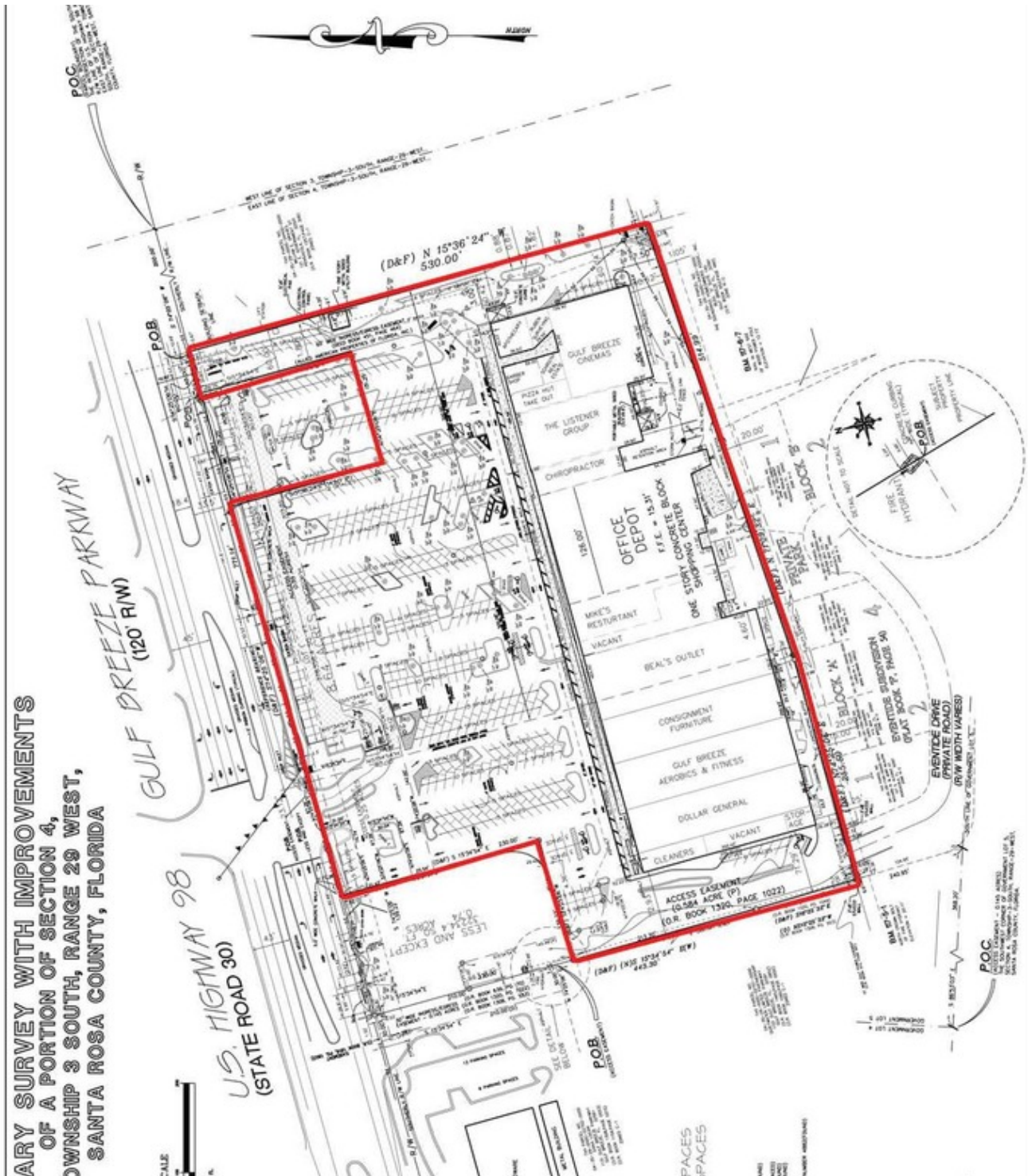




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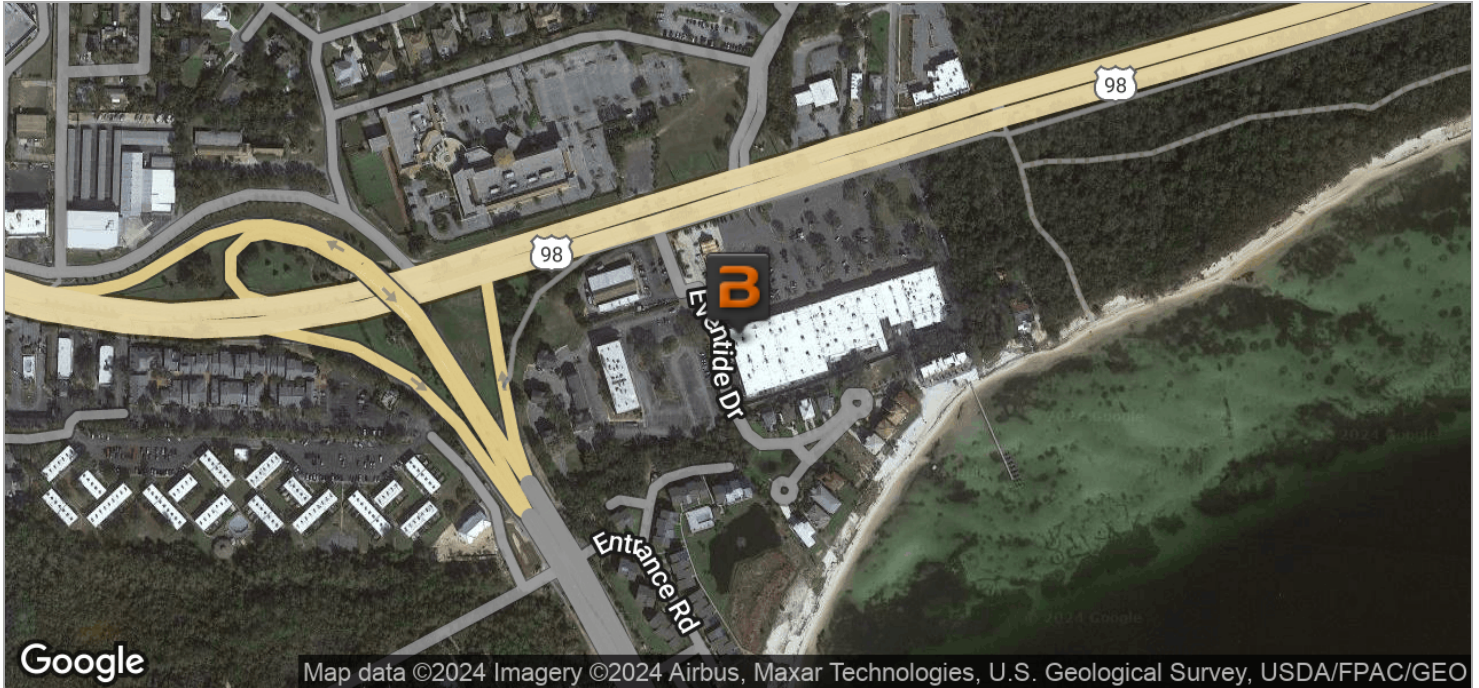




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