

RETAIL | OFFICE OFFERING FOR LEASE

2558 Gulf Breeze Pkwy

Gulf Breeze, Florida



Bay City Realty
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Bay City Realty LLC

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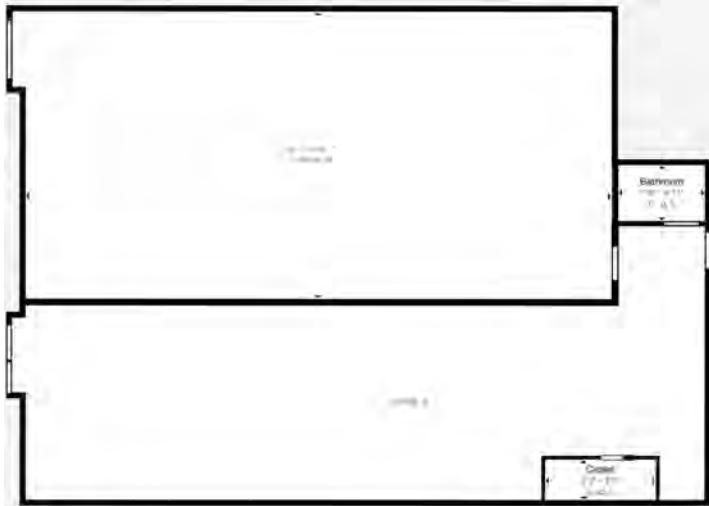
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RETAIL OFFERING FOR LEASE

Gulf Breeze Retail for Lease

2560 Gulf Breeze Pkwy Gulf Breeze, FL 32563



Lease Information

Lease Type:	\$2.54/psf NNN
Total Space:	2,591 SF

Lease Term:	60 months
Lease Rate:	\$22.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2560 Gulf Breeze Pkwy Retail for Lease	Available	2,591 SF	NNN	\$22.00 SF/yr	Your approximately 2600 sf of move-in ready space is in the front of the building directly visible from Hwy 98 making it perfect if you need visibility. You have top billing on the pylon sign and signage is allowed on the windows. Pure Pilates is an established and fabulous exercise studio which is adjacent to this space. There is some parking right up front and plenty more in the back of the building.

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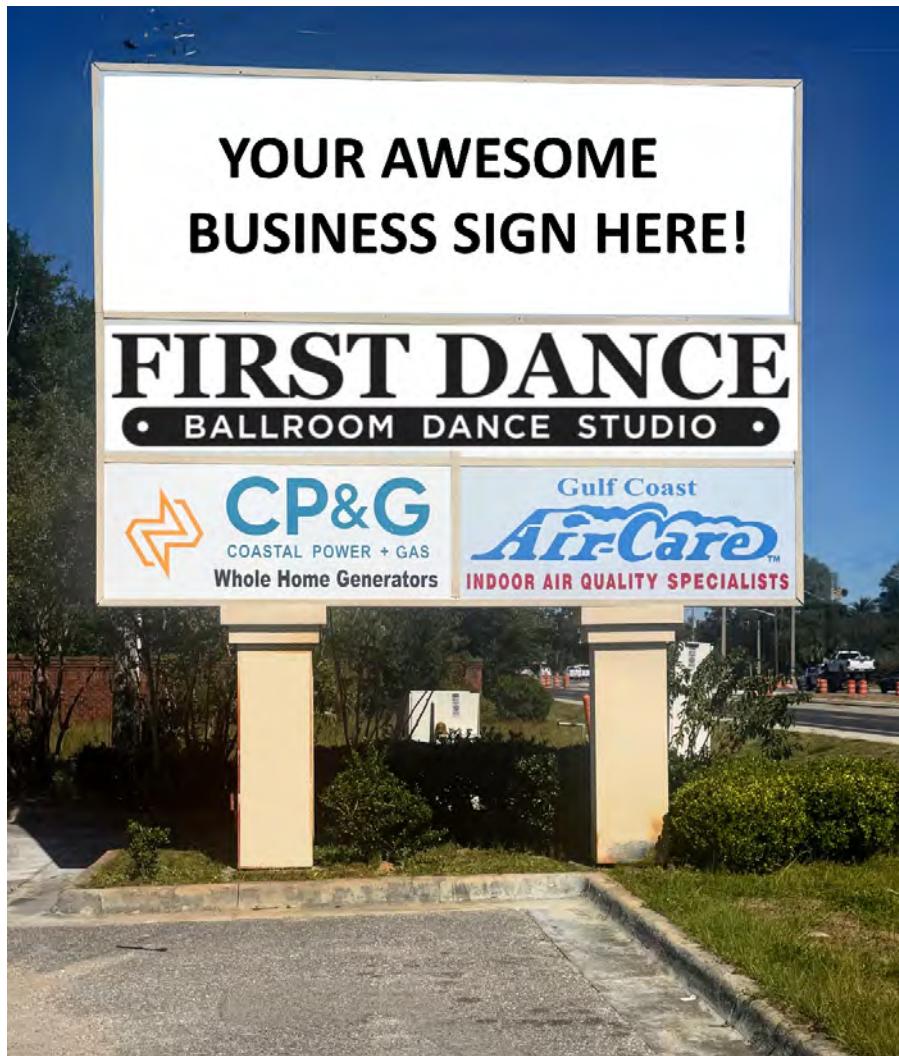
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Property Description

Retail/office space for lease in a great location in Gulf Breeze, Florida! This space can accommodate various needs, whether it's for retail or office. With ample parking for both employees and customers, accessibility is a breeze. The property also boasts large pylon signage, providing high visibility for your business. Don't miss the opportunity to secure a space that combines convenience, visibility, and flexibility in one desirable location.

Location Description

The locals refer to "Gulf Breeze Proper" as the area from just off the foot of the 3 mile bridge to the Naval Live Oaks Nature Preserve. This space is located just after the preserve. Take that first left onto Bayshore Road to enter if you're headed east or turn right directly into the property if you're heading west. It's between Gulf Breeze Proper and Tiger Point. 4.5 miles from the GB side of the 3 mile bridge and 3.5 miles from the Garcon Point Bridge turnoff just in front of Walmart Super Center in Gulf Breeze.

Points of interest, including Gulf Breeze Zoo, Gulf Breeze Hospital and Gulf Islands National Seashore. There is a range of amenities, dining options and recreational facilities. Convenient access to major roadways make the area an appealing location for businesses seeking versatile flex space.

Site Description

This Gulf Breeze property is located in a prime location on the main thoroughfare, Gulf Breeze Parkway, which provides high visibility and easy access to the property. The building has a modern and attractive design with beautiful new exterior remodel!

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Lease Rate	\$22.00 SF/Yr
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Location Information

Building Name	Gulf Breeze Retail for Lease
Street Address	2560 Gulf Breeze Pkwy
City, State, Zip	Gulf Breeze, FL 32563
County	Santa Rosa
Market	Gulf Breeze, Florida
Cross-Streets	Bayshore Road
Side of the Street	North
Road Type	Highway
Market Type	Medium
Nearest Highway	Directly on Hwy 98 aka Gulf Breeze Parkway
Nearest Airport	Pensacola International Airport - 14 Miles

Building Information

Building Size	12,592 SF
Tenancy	Multiple
Office Space	110 SF

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	HCD Highway Commercial Development
Lot Size	1.89 Acres
APN #	36-2S-29-0000-00500-0000
Lot Frontage	112 ft
Lot Depth	325 ft
Traffic Count	41500
Traffic Count Street	Gulf Breeze Pkwy Hwy 98
Amenities	Large Showroom Large Pylon Signage facing East and West Ample Parking Close to Several Restaurants Plenty of Offices and Retail Nearby

Parking & Transportation

Parking Type	Surface
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Utilities & Amenities

Central HVAC	Yes
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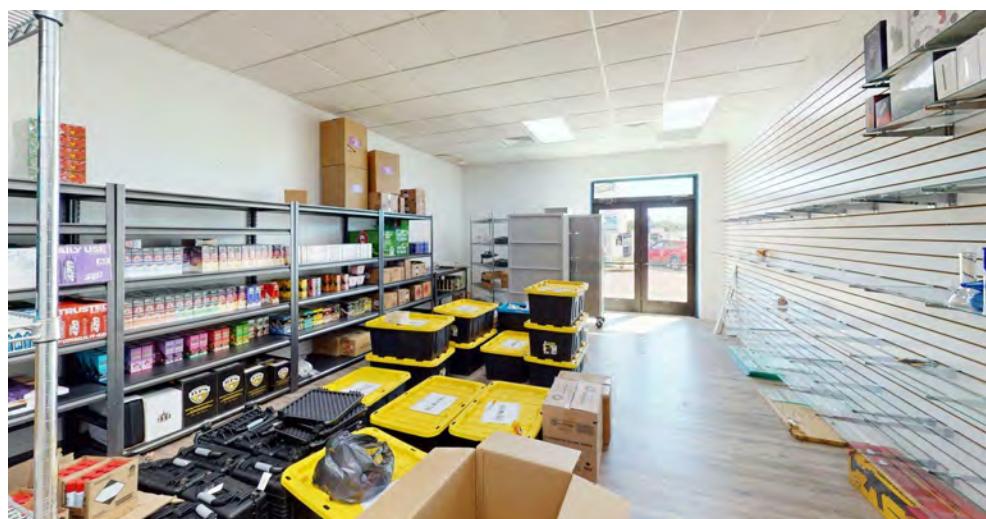
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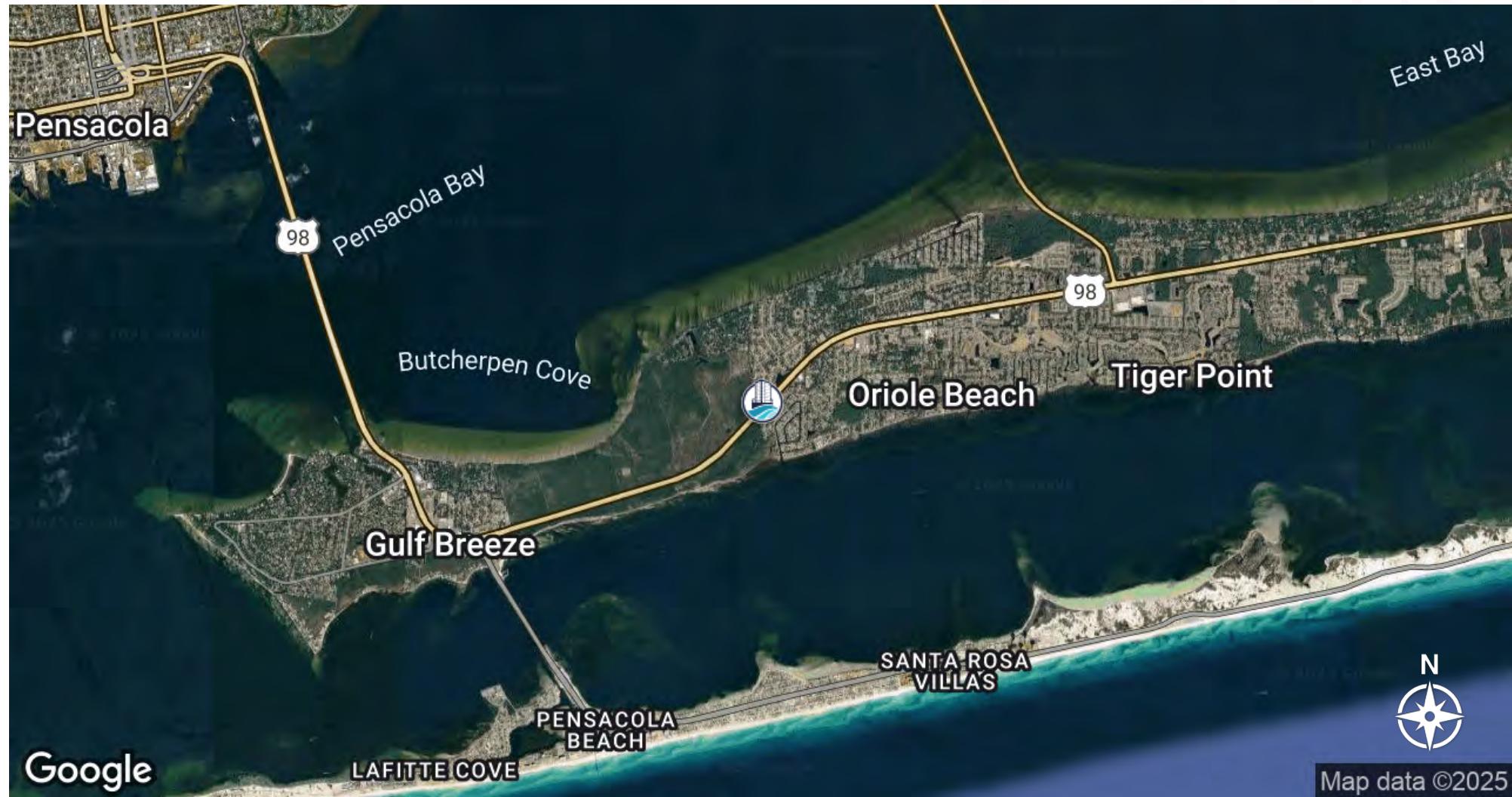
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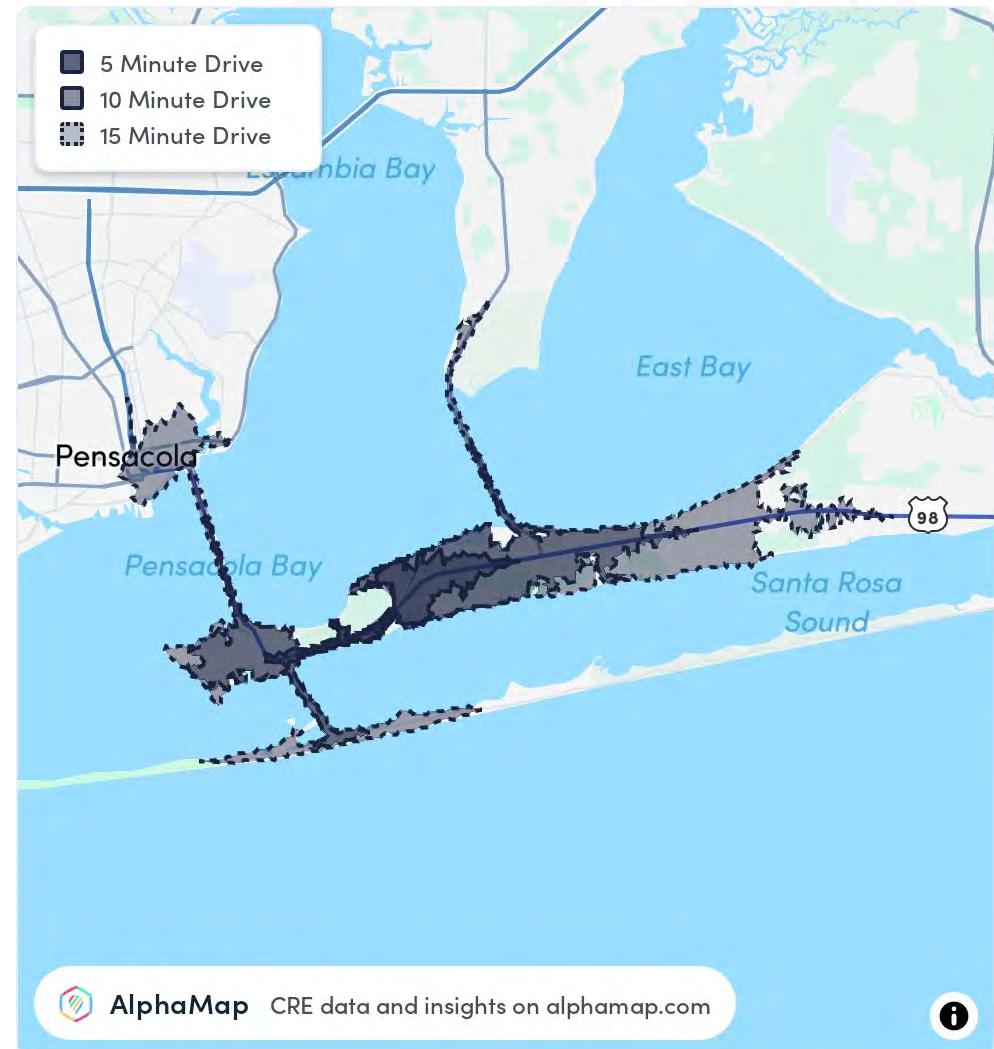
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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	5,811	19,349	31,152
Average Age	43	44	44
Average Age (Male)	42	42	43
Average Age (Female)	44	45	45

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	2,280	7,770	12,835
Persons per HH	2.5	2.5	2.4
Average HH Income	\$147,791	\$149,925	\$136,070
Average House Value	\$591,771	\$577,454	\$559,843
Per Capita Income	\$59,116	\$59,970	\$56,695



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About Us



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals—and her results reflect that.

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