

stirling

FOR SALE/LEASE



FORMER GULF BREEZE POPEYES QSR

RETAIL PROPERTY

3716 GULF BREEZE PKWY | GULF BREEZE, FL

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

FOR SALE/LEASE

PROPERTY DESCRIPTION

3716 Gulf Breeze Parkway offers a rare opportunity to acquire a freestanding second-generation QSR with a drive-thru along one of Gulf Breeze's busiest commercial corridors. With exceptional visibility, frontage on Highway 98, traffic counts exceeding 40,000 vehicles per day, prominent signage opportunities, and easy ingress and egress, the property provides outstanding exposure for both owner-users and investors.

The turnkey building is fully equipped for immediate occupancy with an efficient kitchen, established drive-thru, spacious dining area with abundant natural light, and ample parking. Surrounded by established residential neighborhoods, the property is well suited for national, regional, or local restaurant operators looking to expand in the Gulf Breeze market.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$150,000 per year (NNN)
Available SF:	2,146 SF
Lot Size:	1.028 Acres
Building Size:	2,146 SF



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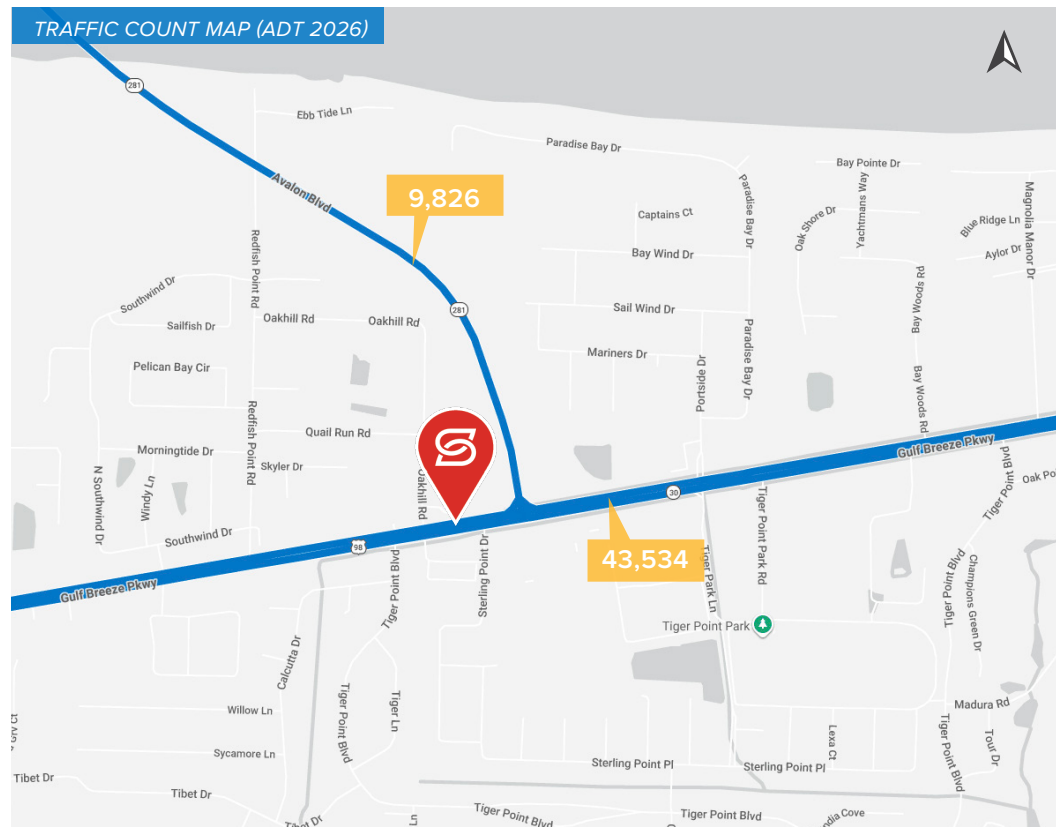


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2025 DEMOGRAPHICS



POPULATION

5 MIN

15,340

10 MIN

24,794

15 MIN

46,658



AVG. HH INCOME

5 MIN

\$137,924

10 MIN

\$136,400

15 MIN

\$147,533



HOUSEHOLDS

5 MI

6,330

10 MIN

10,134

15 MIN

18,991