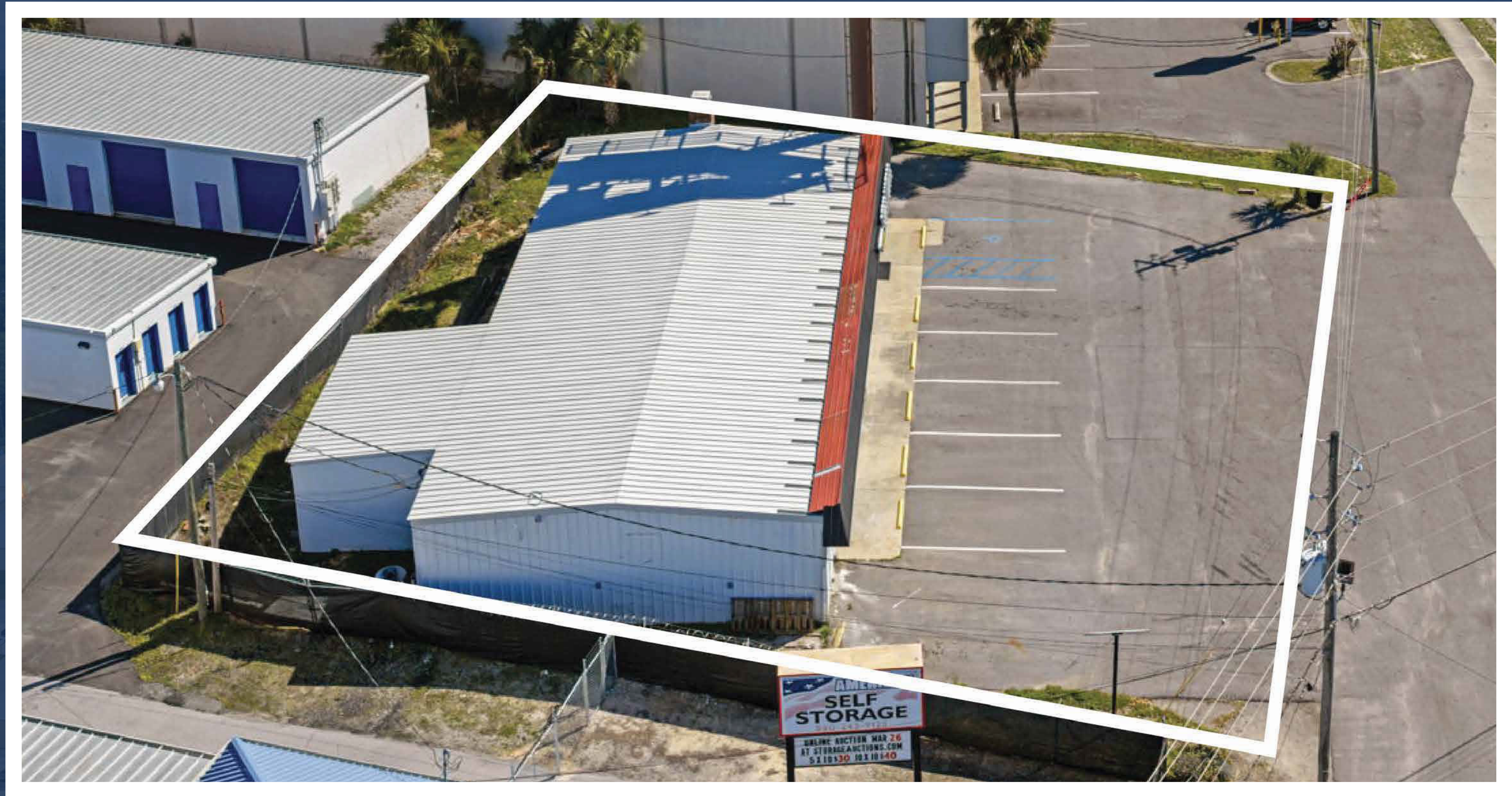


FOR SALE

Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate



507 MARY ESTHER CUTOFF | FORT WALTON BEACH

PRIME MIXED-USE | 3,760 SF | FULL LIQUOR LICENSE | \$1,385,000

3,760 SQFT

AMERICAN
SELF
STORAGE
832-243-9123
FULL OF THANKS
AND EMPTY UNITS



FULL LIQUOR LICENSE - NO RESTRICTIONS
APPROXIMATELY \$250,000 IN WHOLESALE INVENTORY
\$350,000 IN RETAIL INVENTORY



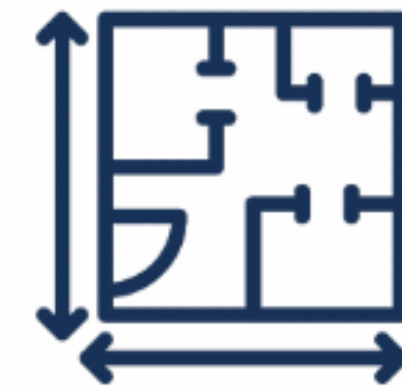
**3,760
SQFT**



**POPULATION
73,792
<5 MILE**



**AVERAGE INCOME
\$96,290**



**MEDIAN
PRICE RANGE
\$384,900**

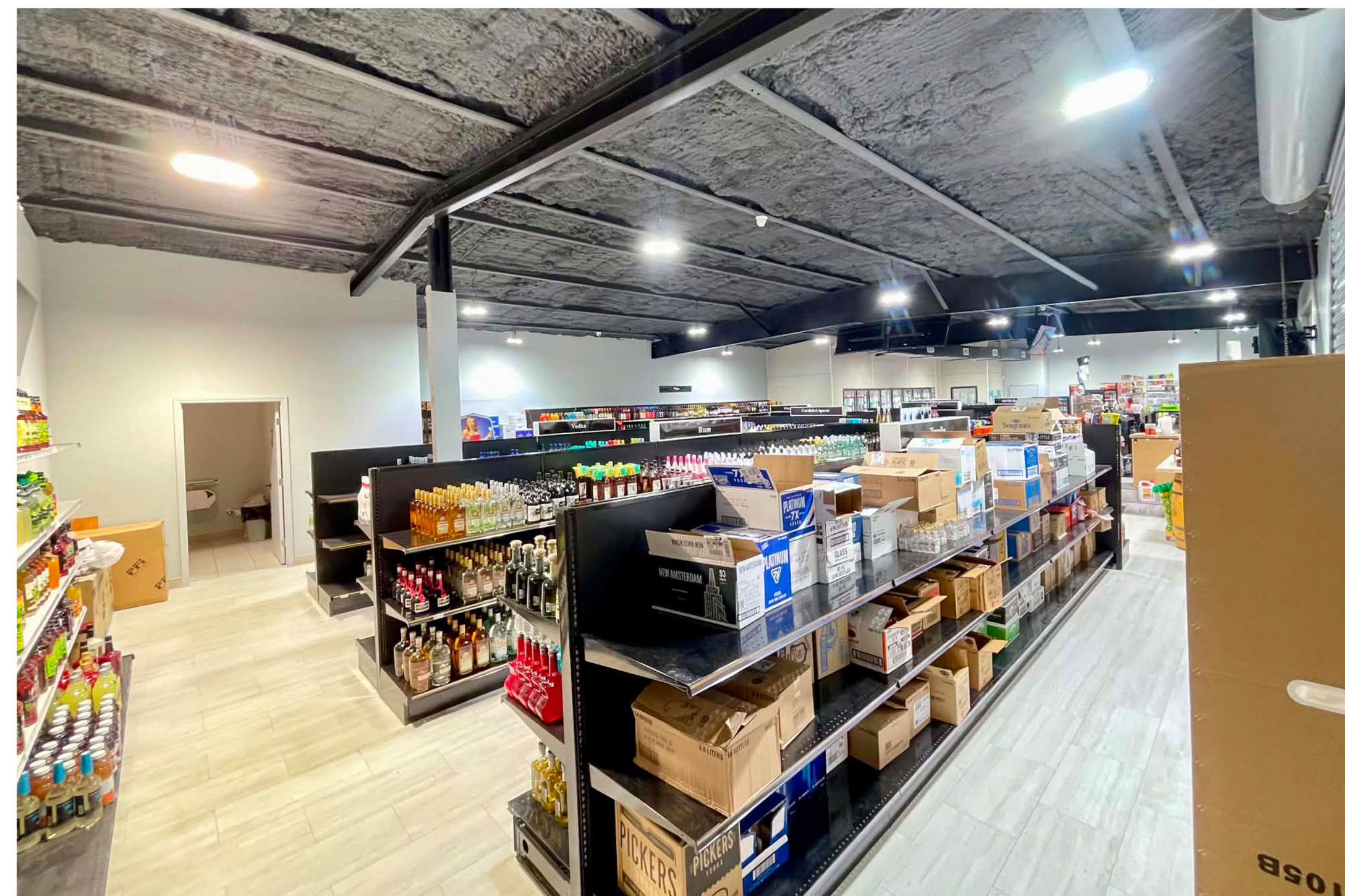
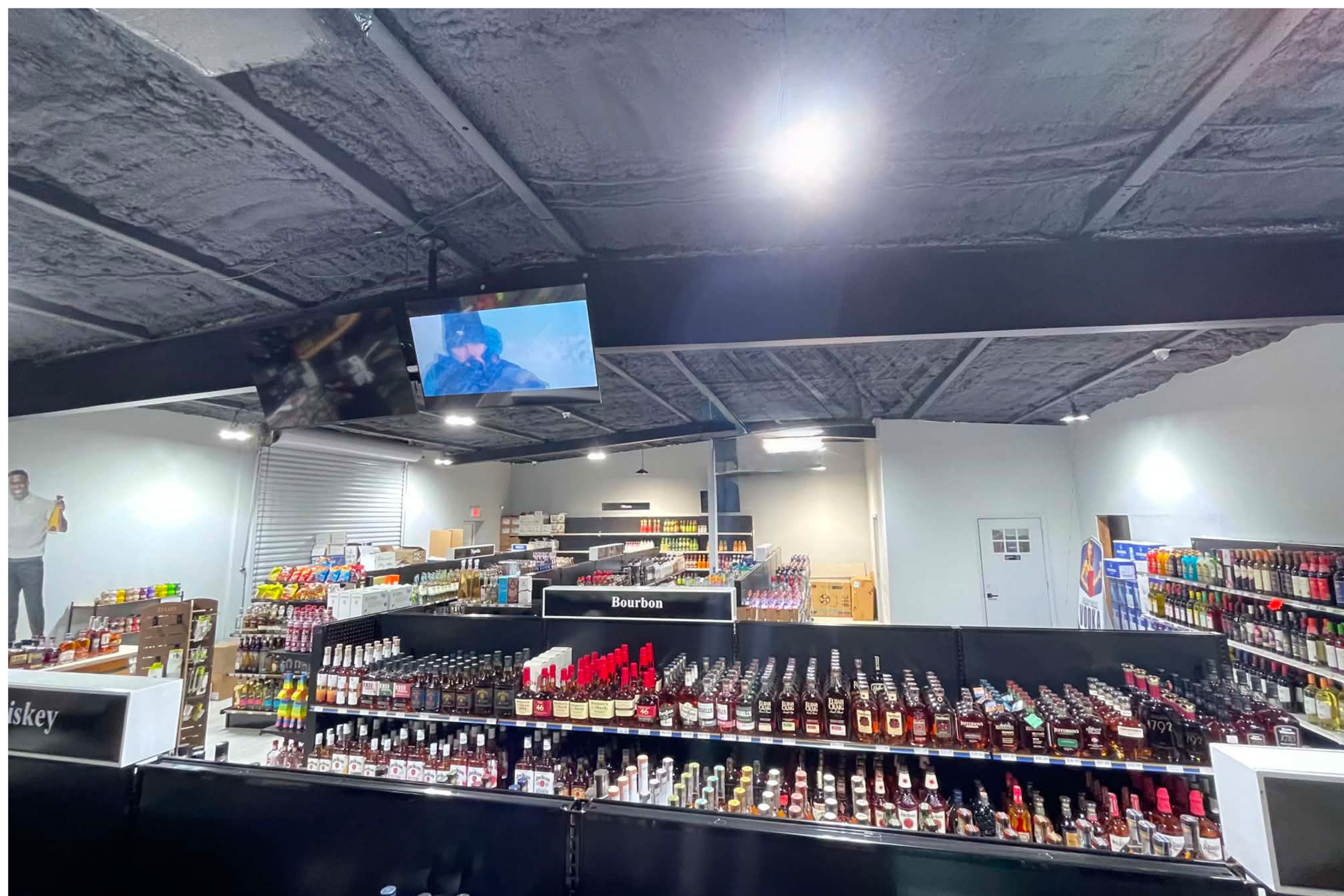
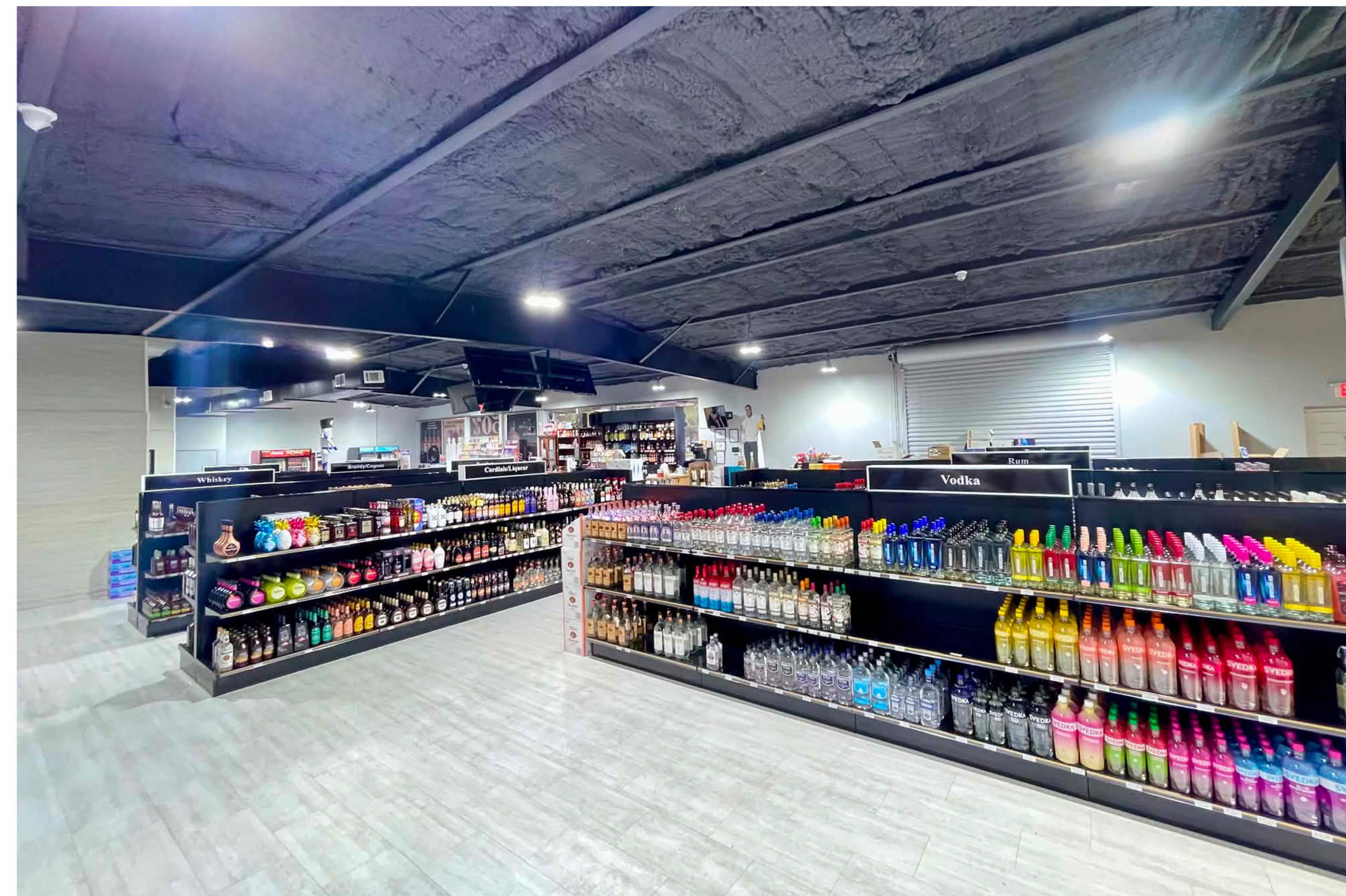
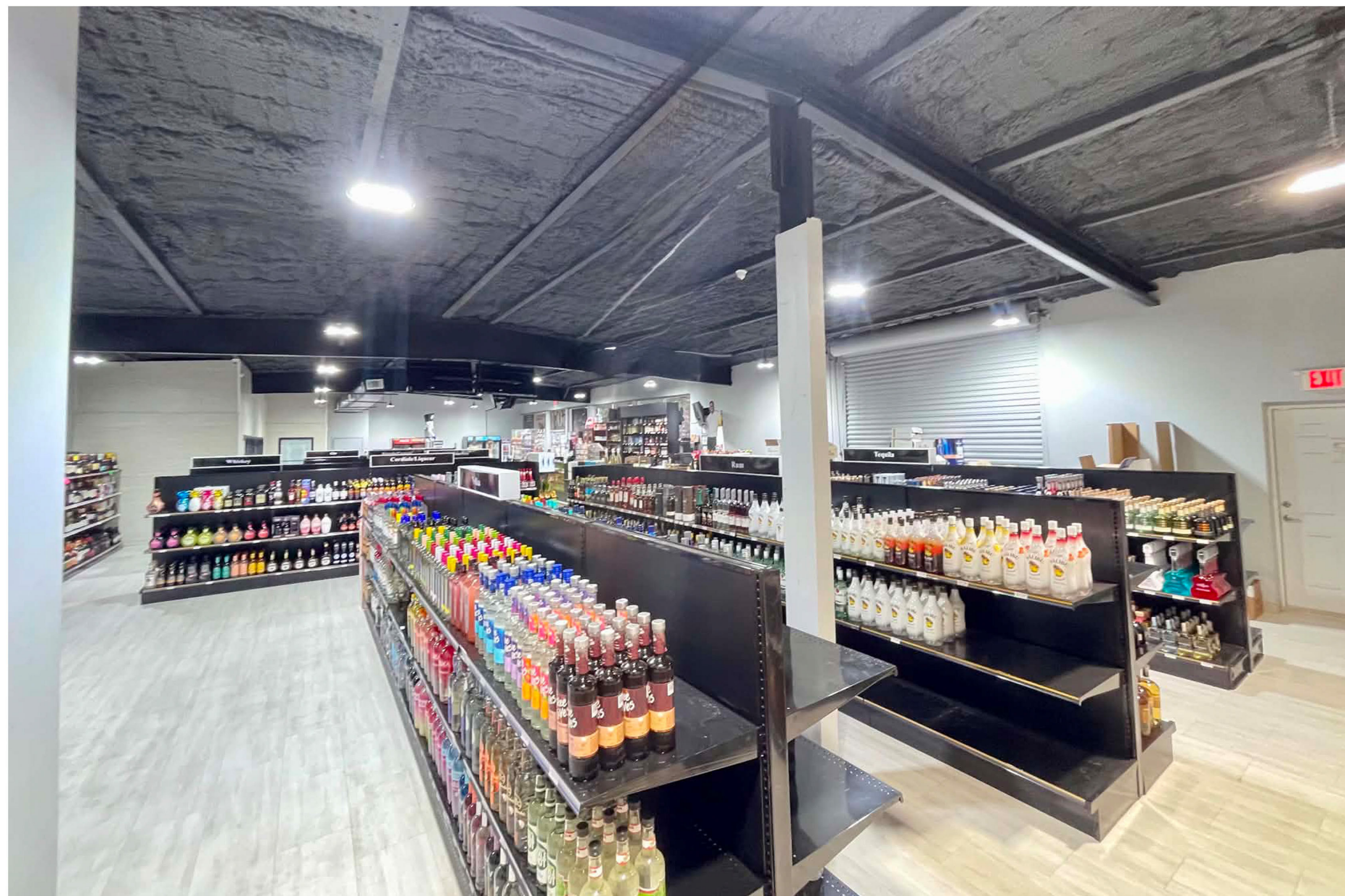


**AADT
25,000**

Positioned along the heavily traveled Mary Esther Cutoff, this 3,760 SF freestanding commercial building delivers exceptional visibility, access, and flexibility for an owner-user or investor. Located just east of a lighted intersection, the property captures steady daily traffic and is ideally suited for retail, showroom, medical, professional office, or service-based operations.

The building offers a versatile layout with strong frontage, ample parking, and easy customer access. A rare added benefit is the inclusion of a full liquor license with no restrictions, significantly expanding potential uses and revenue opportunities.

With its prime corridor location, high exposure, and unique licensing advantage, this property stands out as a turnkey commercial opportunity in the heart of Fort Walton Beach.







Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate

REACH OUT FOR MORE INFO:

VICE PRESIDENT

DUSTIN PARKMAN

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