

RETAIL OFFERING FOR LEASE

Parkway Plaza

3045 Gulf Breeze Pkwy Gulf Breeze, FL 32563



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

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Property Description

Be part of this thriving strip center, home to popular tenants including a hair salon, nail salon, massage therapy, insurance services, pet grooming, and more! This highly convenient location offers 1,188 SF of retail space with plenty of parking for customers and staff.

Location Description

Located along Gulf Breeze Parkway (U.S. Highway 98), this property offers excellent visibility and convenient access. The site is positioned just minutes from the Pensacola Bay Bridge (3-Mile Bridge), providing a direct connection to downtown Pensacola, and is also within easy reach of the Garcon Point Bridge, offering a quick route to Interstate 10 and points east. Surrounded by strong residential communities, daily commuters, and steady beach-bound traffic, this location benefits from both local and regional exposure.

Site Description

The property is located along Gulf Breeze Parkway (U.S. Highway 98), a major east-west corridor with strong daily traffic counts connecting Gulf Breeze to Pensacola Beach and Navarre. The area is supported by established residential neighborhoods, strong demographics, and consistent commuter and tourist traffic, making it well-suited for a variety of retail and service-oriented uses.

Lease Rates

Base Rent Per Square Foot	\$22.00
NNN Rate Per Square Foot	\$4.32
TOTAL RENT	\$26.32/psf \$2,605.68 per month

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360° VIRTUAL TOUR



Floor plan created by Cubicasa app. Measurements deemed highly reliable, but not guaranteed.

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Lease Rate	\$22.00 SF/Yr
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Location Information

Building Name	Parkway Plaza
Street Address	3045 Gulf Breeze Pkwy
City, State, Zip	Gulf Breeze, FL 32563
County	Santa Rosa
Side of the Street	South
Road Type	Highway
Market Type	Small
Nearest Highway	Highway 98
Nearest Airport	Pensacola International Airport 15 Miles

Building Information

Building Size	1,188 SF
Number of Floors	1
Year Built	2001
Free Standing	No

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	HCD
Lot Size	1,016 SF
APN #	302S283053000000050
Traffic Count	40000
Traffic Count Street	Gulf Breeze Pkwy Hwy 98

Parking & Transportation

Parking Type	Surface
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Utilities & Amenities

Central HVAC	Yes
Water, Sewer and Trash Included in NNN	Yes
Tenant Pays Own Electric and Internet	Yes
Restrooms	1.0

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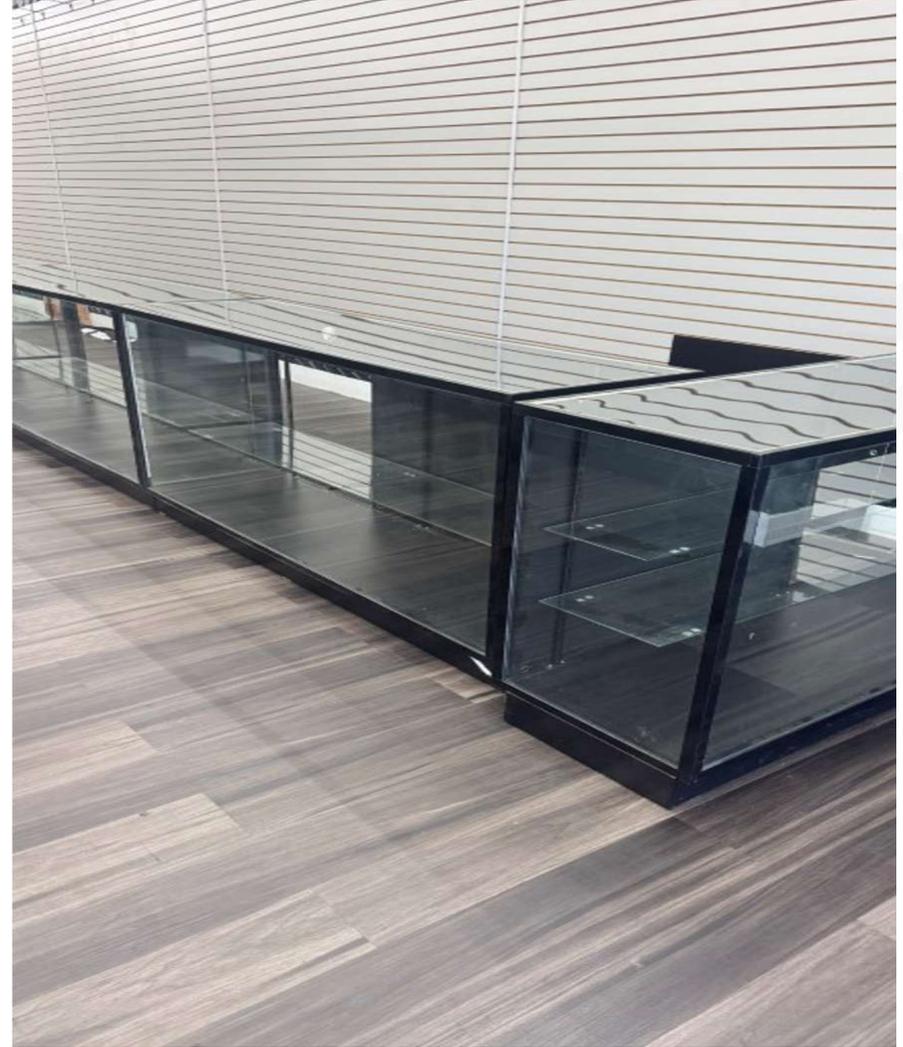
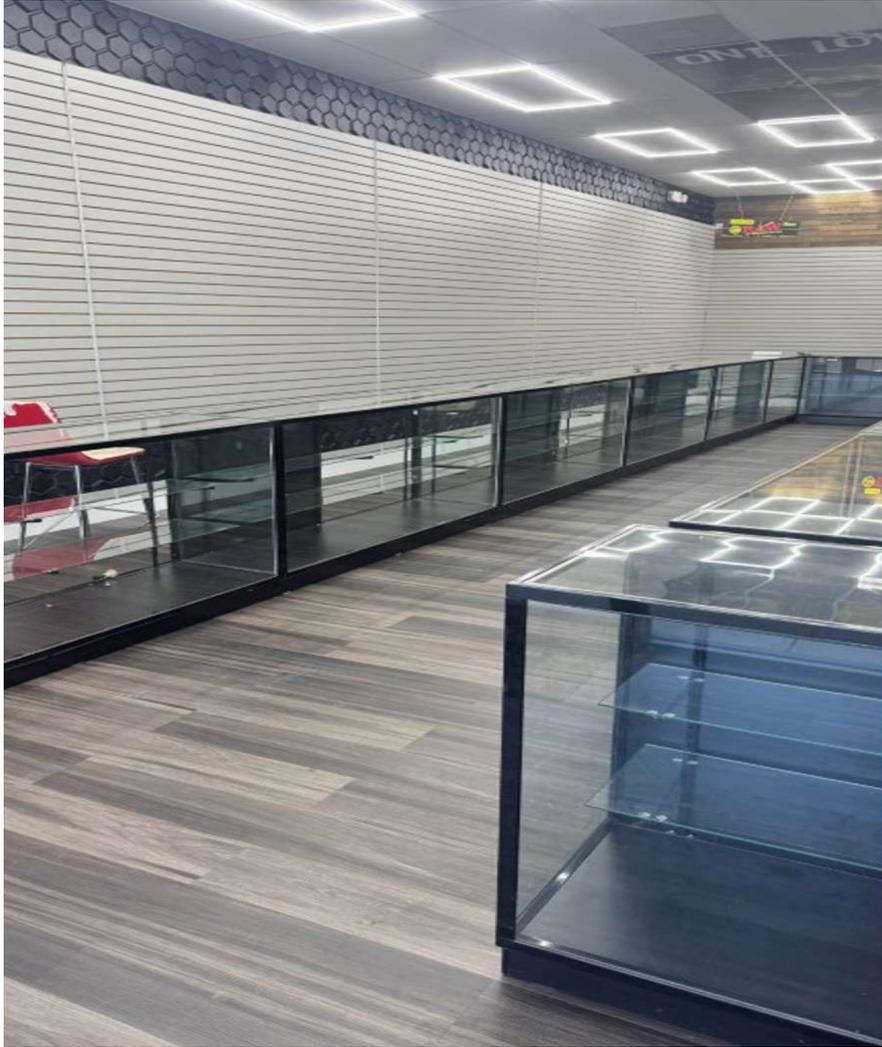
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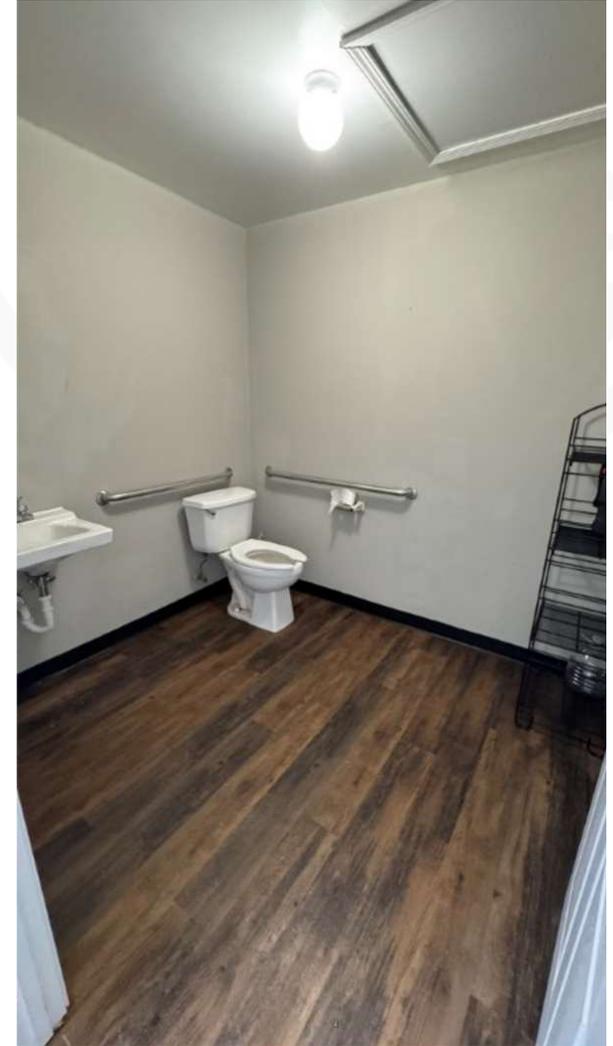
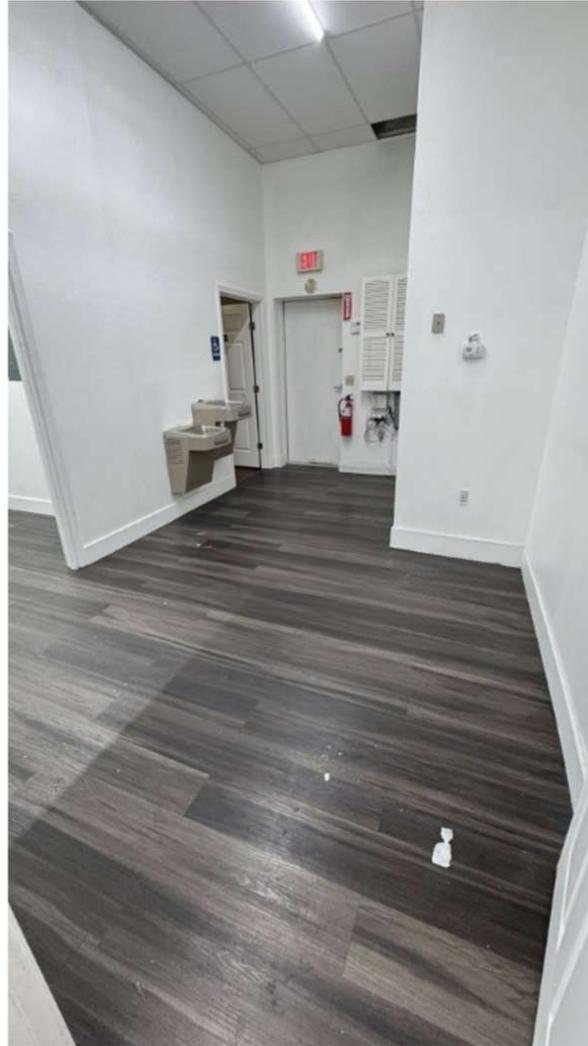
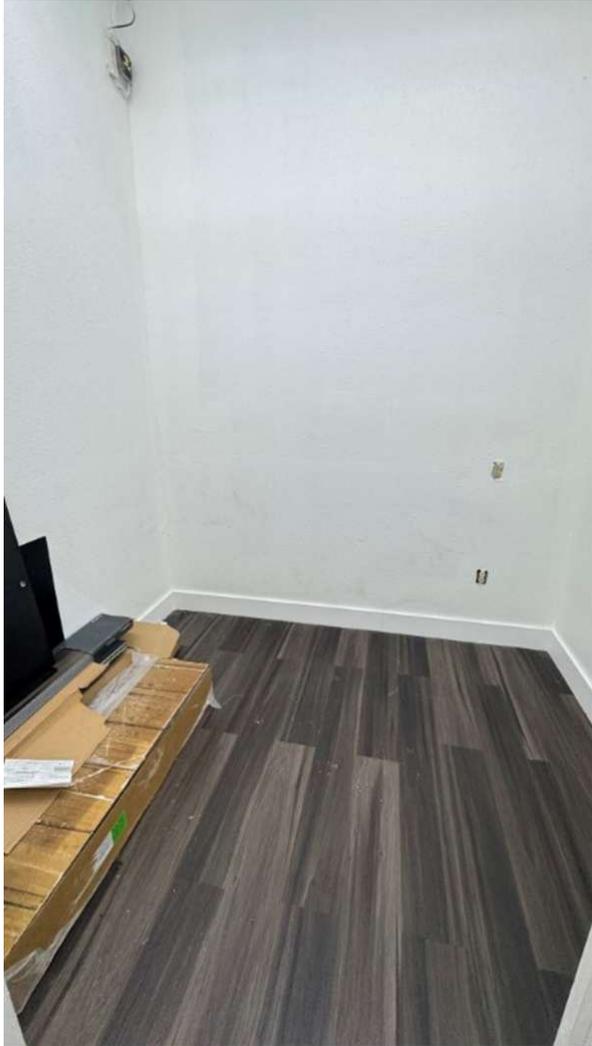
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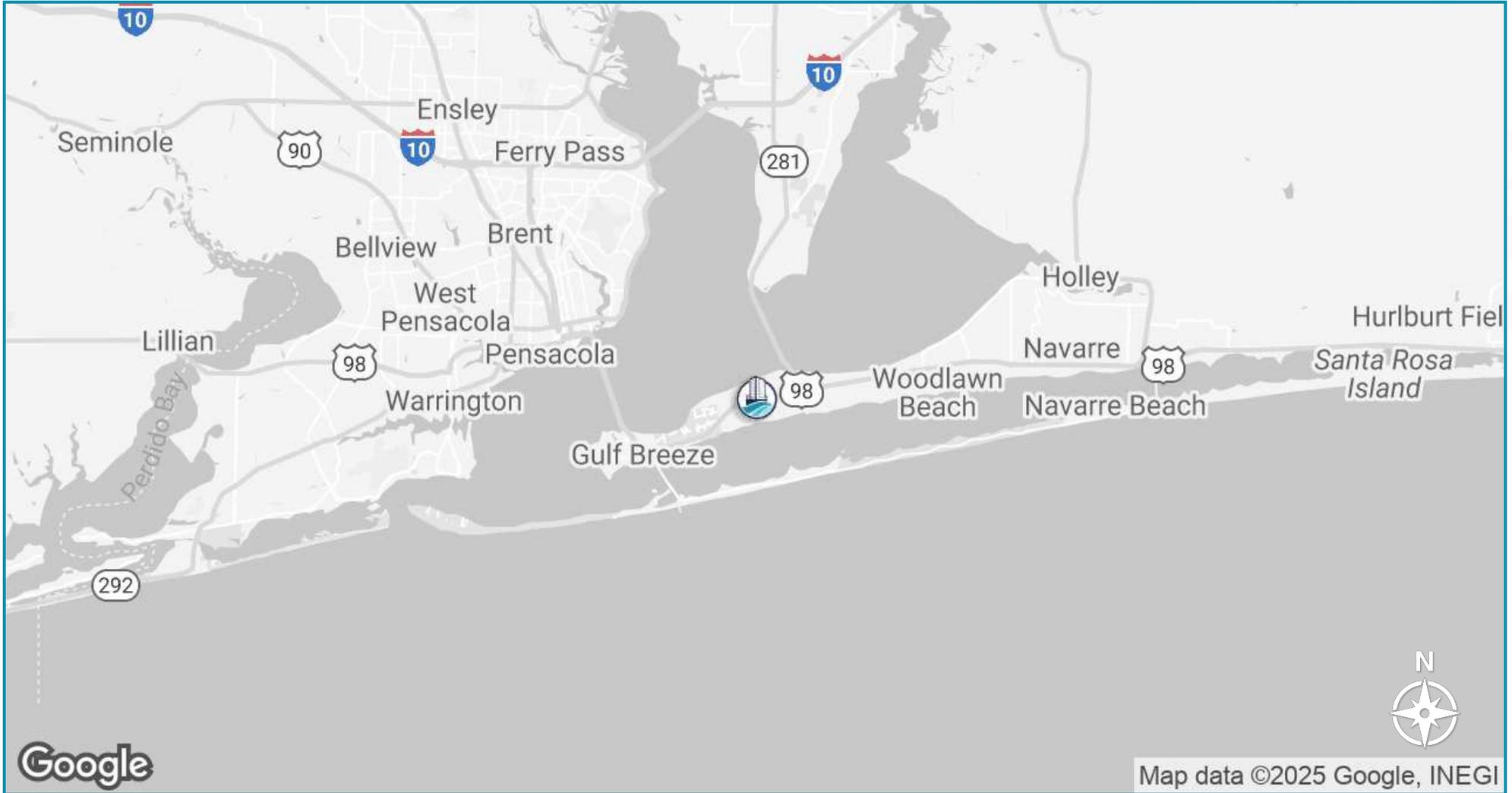
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About Us



MEHDI MOEINI
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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
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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.