180 Mary Esther Blvd

# 10-Year Absolute NNN | Sale - Leaseback

Mary Esther, Florida 32569

**$2,800,000**
**7.5% Cap Rate**





## PRESENTED BY

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# 180 Mary Esther Blvd.

Mary Esther, FL 32569



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10-Year Absolute NNN | Sale - Leaseback

# 180 Mary Esther Blvd

Mary Esther, Florida 32569

Sale/Lease Back Opportunity - $2,800,000.00 | 7.5% Cap Rate

The Asset: ±5,000 SF of Income-producing Retail Space

## Investment Description

180 Mary Esther Parkway offers investors a rare opportunity to acquire a fully operational C-Store and PITA Mediterranean Street Food in the heart of Mary Esther, a coastal community with a strong military presence and established local consumer base. Offered at a 7.5% cap rate on $210,000 NOI, this investment provides immediate, stabilized cash flow from the day of closing. The property presents a turnkey passive investment opportunity backed by long-term tenancy and an established operating business.

## Sale-Leaseback Structure

The seller will execute a sale-leaseback at closing, providing the buyer with a fully occupied asset and an operator-tenant with direct vested interest in the continued success of the property. Both tenants will execute new 10-year NNN leases at closing, creating a passive, management-free investment structure with predictable long-term income.

## Investment Highlights

- Long Term Lease – 10 Year Primary Term with 10 Year Option to Renew
- 2% Increases Each Year
- Absolute NNN Land Ownership
- High Profile Location
- 6 multi-product dispensers with 12 Fueling positions
- Experienced seller owns and operates multiple locations in the market.

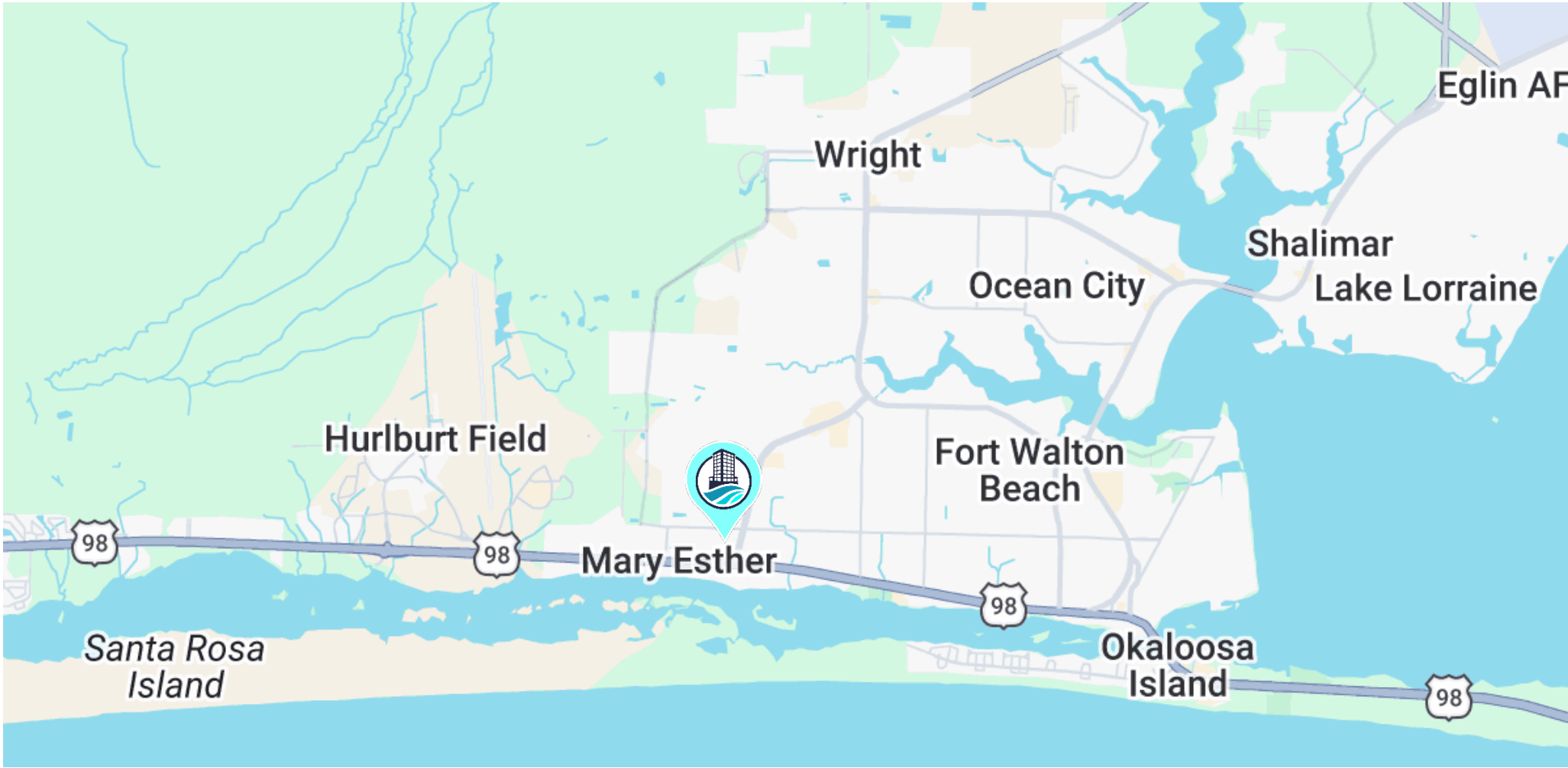
## Capital Improvements 2025-2026

- New exterior and on-site signage installed
- Complete exterior repaint of building, fuel canopy, and poles
- Pita area renovated with new equipment installation
- Kitchen layout redesigned and updated
- LED lighting installed throughout the interior and building perimeter
- Interior repaint completed throughout the building

# 10-Year Absolute NNN | Sale - Leaseback

## 180 Mary Esther Blvd, Mary Esther, Florida 32569

Located on Mary Esther Boulevard (historically known as the Mary Esther Cutoff), the site handles high vehicle counts, making it a critical "quick-stop" for commuters and travelers. Its recent renovation in 2025 and unbranded status make it a flexible retail asset in a rapidly expanding trade area. People are primarily drawn to Mary Esther, Florida, by its unbeatable coastal location, affordability compared to neighboring beach towns, and its close integration with local military bases. It functions as a peaceful, community-focused suburb with the Emerald Coast tourist hubs easily accessible.



IMMEDIATE CASH FLOW!

# 10-Year Absolute NNN | Sale - Leaseback

180 Mary Esther Blvd, Mary Esther, Florida 32569

| Sale Price | $2,800,000.00 |
|---|---|

## Location Information

| | |
|---|---|
| Building Name | Absolute NNN Sale-Leaseback |
| Street Address | 180 Mary Esther Blvd |
| City, State, Zip | Mary Esther, FL 32569 |
| County | Okaloosa County |
| Market | Fort Walton Beach |
| Cross-Street(s) | Hollywood Blvd |
| Side of the Street | West |
| Road Type | Highway |
| Market Type | Small |
| Nearest Hwy | Highway 98 |
| Nearest Airport-10 Miles | Destin - Fort Walton Beach Airport |

## Building Information

| | |
|---|---|
| Building Size | 5196 |
| Tenancy | Multiple |
| Year Built | 2013 |
| Year Renovated | 2026 |

Drone Video Link on YouTube

## Property Information

| | |
|---|---|
| Property Type | Retail |
| Property Subtype | C-Store\| Drive-Thru Restaurant |
| Zoning | C1 \| Commercial |
| Lot Size | 1.68 Acres |
| APN # | 16-2S-24-0000-0022-0020 |
| Lot Frontage | 210 ft ± |
| Lot Depth | 319 ft ± |
| Combined Traffic Count | 31,400 |
| Traffic Count Street | Mary Esther Blvd |
| Amenities | Fully Leased<br>10 Year ABS NNN leases with 10 Year Option to Renew<br>Drive Thru Restaurant |

## Parking

| | |
|---|---|
| Parking Type | Surface |
| Dedicated Parking | Yes |

## Utilities

| | |
|---|---|
| Central HVAC | Yes |
| Water & Sewer | Yes |

# Retail Map

180 Mary Esther Blvd, Mary Esther, Florida 32569

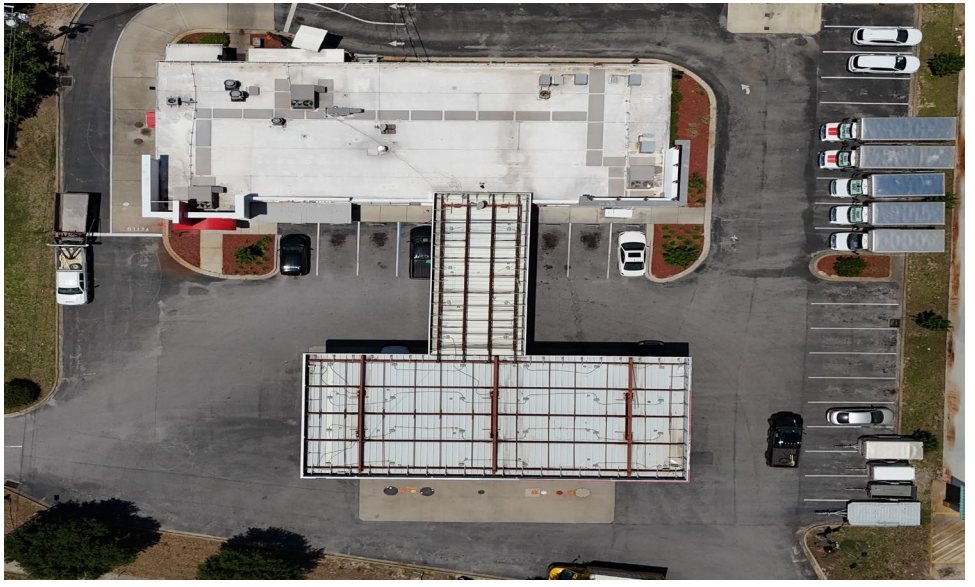


# Photos

## 180 Mary Esther Blvd, Mary Esther, Pensacola, FL





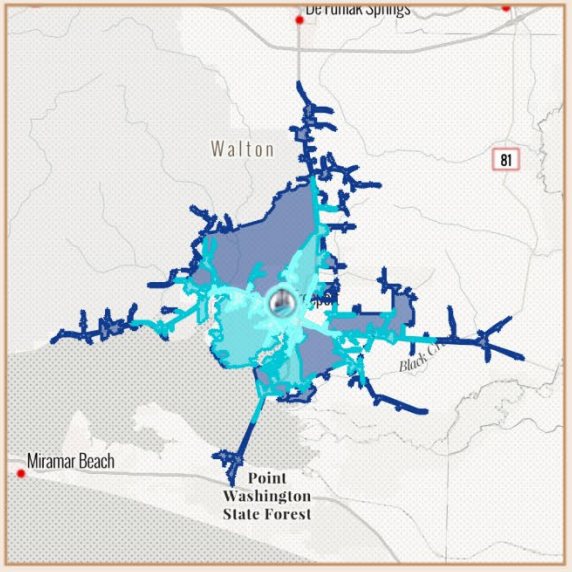



# Mary Esther Demographics

## Benchmark Demographics

*19 State Hwy 20, Freeport, Florida, 32439*

*Drive time of 5 mins, 10 mins, & 15 mins*




*Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS*

*Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)*

THE CCIM INSTITUTE

esri

| | DRIVE TIME | | | GEOGRAPHY | | | |
|---|---|---|---|---|---|---|---|
| | 5 mins | 10 mins | 15 mins | Counties<br>Walton County | CBSAs<br>Crestview-Fort Walton Beach-Destin, FL Metropolitan Statistical Area | States<br>Florida | USA |
| **AGE SEGMENTS** | | | | | | | |
| 0 - 4 | 6.39% | 5.79% | 5.58% | 4.99% | 5.67% | 4.69% | 5.39% |
| 5 - 9 | 6.80% | 6.31% | 6.03% | 5.60% | 6.01% | 5.03% | 5.75% |
| 10 - 14 | 6.17% | 6.07% | 5.70% | 5.76% | 5.98% | 5.34% | 5.98% |
| 15 - 19 | 6.23% | 6.04% | 6.03% | 5.57% | 5.98% | 5.84% | 6.47% |
| 20 - 34 | 19.24% | 16.72% | 17.50% | 15.58% | 18.73% | 18.43% | 20.33% |
| 35 - 54 | 26.15% | 25.94% | 25.90% | 25.34% | 25.19% | 24.41% | 25.20% |
| 55 - 74 | 22.56% | 25.26% | 25.68% | 27.89% | 24.06% | 25.55% | 22.82% |
| 75+ | 6.56% | 8.09% | 7.47% | 9.24% | 8.36% | 10.74% | 8.05% |
| **HOUSEHOLD INCOME** | | | | | | | |
| <$15,000 | 6.5% | 7.4% | 8.7% | 8.3% | 6.7% | 8.0% | 8.3% |
| $15,000-$24,999 | 1.4% | 2.1% | 2.3% | 3.3% | 3.4% | 5.8% | 5.9% |
| $25,000-$34,999 | 7.1% | 6.0% | 6.7% | 7.4% | 6.1% | 6.7% | 6.3% |
| $35,000-$49,999 | 14.5% | 11.8% | 15.1% | 10.9% | 9.5% | 10.5% | 9.8% |
| $50,000-$74,999 | 13.4% | 13.9% | 18.3% | 15.1% | 16.3% | 16.9% | 15.6% |
| $75,000-$99,999 | 12.4% | 10.3% | 13.2% | 10.3% | 14.2% | 12.9% | 12.5% |
| $100,000-$149,999 | 17.7% | 16.7% | 15.4% | 17.7% | 20.3% | 18.4% | 17.8% |
| $150,000-$199,999 | 14.9% | 15.6% | 12.9% | 10.7% | 9.7% | 8.7% | 9.8% |
| $200,000+ | 12.1% | 16.4% | 7.2% | 16.2% | 13.8% | 12.1% | 14.0% |
| **KEY FACTS** | | | | | | | |
| Population | 3,457 | 9,944 | 2,635 | 91,473 | 315,866 | 23,027,836 | 339,887,819 |
| Daytime Population | 2,625 | 7,447 | 2,031 | 91,130 | 326,800 | 22,846,618 | 338,218,372 |
| Employees | 1,575 | 4,508 | 1,244 | 40,188 | 150,028 | 10,832,721 | 167,630,539 |
| Households | 1,204 | 3,993 | 982 | 37,218 | 127,094 | 9,263,074 | 132,422,916 |
| Average HH Size | 2.87 | 2.49 | 2.68 | 2.40 | 2.43 | 2.43 | 2.50 |
| Median Age | 38.5 | 41.7 | 41.7 | 44.9 | 40.5 | 43.6 | 39.6 |
| **HOUSING FACTS** | | | | | | | |
| Median Home Value | 404,106 | 477,056 | 402,612 | 472,975 | 412,940 | 416,969 | 370,578 |
| Owner Occupied % | 81.2% | 81.4% | 79.8% | 77.5% | 69.9% | 67.2% | 64.2% |
| Renter Occupied % | 18.9% | 18.6% | 20.2% | 22.5% | 30.1% | 32.8% | 35.8% |
| Total Housing Units | 1,428 | 4,508 | 1,200 | 67,388 | 174,655 | 10,635,372 | 146,800,552 |
| **INCOME FACTS** | | | | | | | |
| Median HH Income | $87,697 | $95,856 | $72,767 | $85,333 | $87,243 | $78,205 | $81,624 |
| Per Capita Income | $48,116 | $51,545 | $38,437 | $53,693 | $48,273 | $44,891 | $45,360 |
| Median Net Worth | $308,972 | $408,577 | $258,434 | $341,090 | $287,439 | $253,219 | $228,144 |

# Tenant Information




| | |
|---|---|
| TOTAL SPACE OCCUPIED: | ±3,000 SF |
| LEASE TYPE: | NNN |
| BASE RENT/SF: | $30.00 psf NNN |
| ESCALATIONS: | CPI-based every five (5) years |
| TENANT RESPONSIBILITIES: | Absolute NNN |
| RENEWAL OPTIONS: | Tenant has the right to one 10-year lease extension at 2% annual increase. |

## SUPER STATION

**Super Station Convenience Stores are known for their friendly faces, quality fuel, fishing supplies, Lotto, ice cold drinks and more!**

# Tenant Information

## Pita Street Food Website

**With 50+ active locations and growing, PITA is your go-to destination for bold, authentic Mediterranean flavors. Whether you're craving a classic gyro, fresh hummus, or our signature street pitas, they've got you covered.**




| | |
|---|---|
| **TOTAL SPACE OCCUPIED:** | **±2,000 SF** |
| **LEASE TYPE:** | **NNN** |
| **BASE RENT/SF:** | **$30.00 psf NNN** |
| **ESCALATIONS:** | **CPI-based every five (5) years** |
| **TENANT RESPONSIBILITIES:** | **Absolute NNN** |
| **RENEWAL OPTIONS:** | **Tenant has the right to one 10-year lease extension at 2% annual increase.** |

# Meet the Team



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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.

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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.