

Retail Beauty Suites For Lease

3045 Gulf Breeze Parkway

Gulf Breeze, FL 32563

Beauty Suites For Lease
\$800 - \$1,000/month

Oriole Beach Rd

Gulf Breeze Pkwy



PRESENTED BY

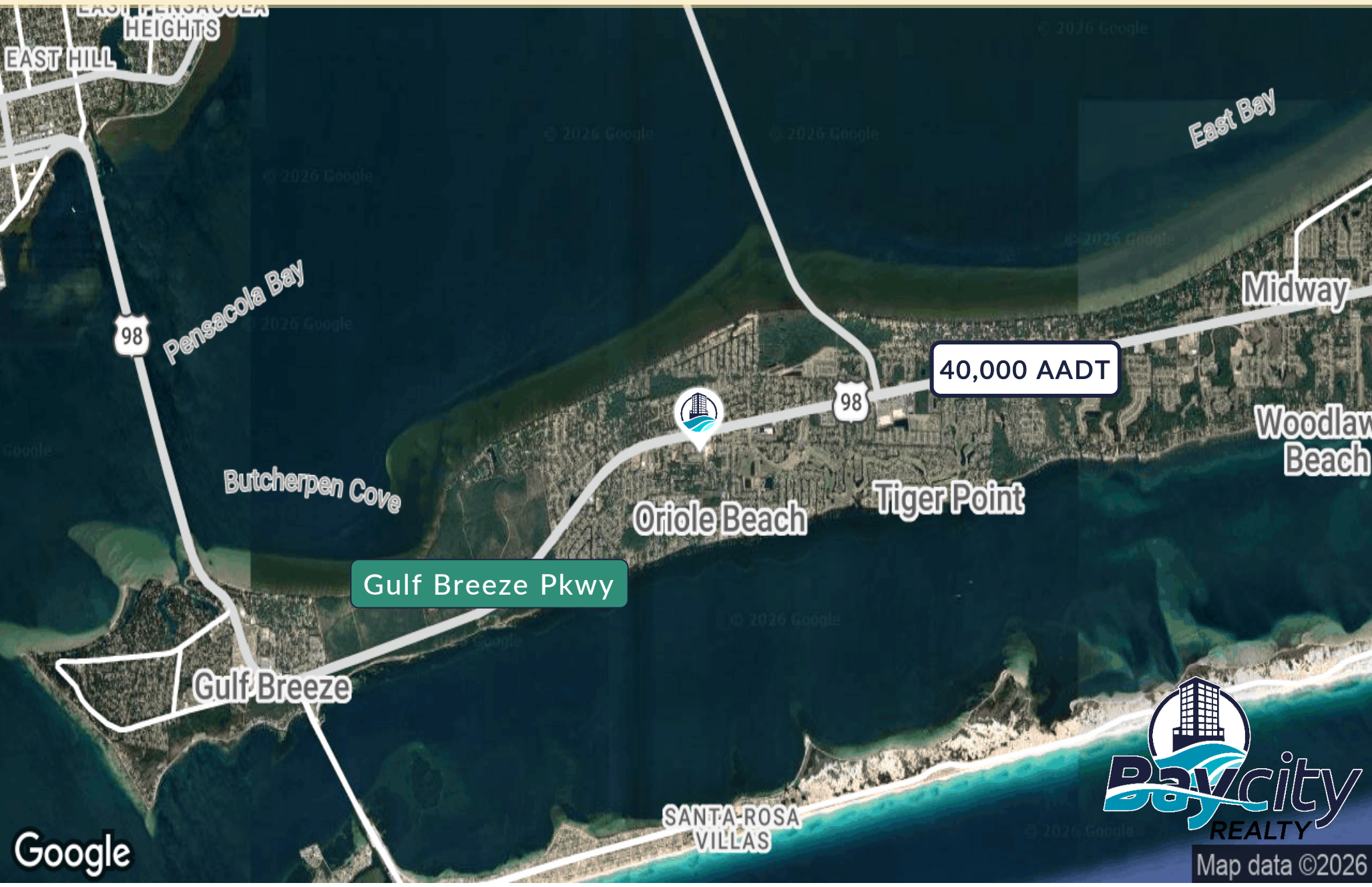
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Retail Beauty Suites For Lease

3045 Gulf Breeze Parkway, Gulf Breeze, FL 32563

Full-Service Lease with 120 sf Private Suite \$800.00/mo

Full-Service Lease with 156 sf Private Suite \$1,100.00/mo

Location Information

Located along Gulf Breeze Parkway (U.S. Highway 98), this property offers excellent visibility and convenient access. Surrounded by strong residential communities, daily commuters, and steady beach-bound traffic, this location benefits from both local and regional exposure.

Building Name	Parkway Plaza
Street Address	3045 Gulf Breeze Pkwy
City, State, Zip	Gulf Breeze, FL 32563
Side of the Street	South
Road Type	Highway
Nearest Hwy	Directly on Hwy 90
Nearest Airport	Pensacola International Airport

Building Information

Building Size	1,188
Available Private Suite Size	120 – 156 SF
Tenancy	Multiple
Private Office Space	Yes – 2 spaces available
Shared Space	Reception Area, Restroom, Storage
Number of Restrooms	1

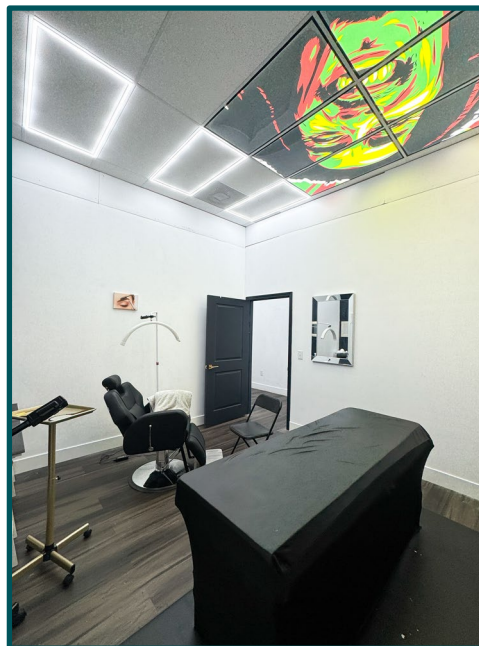
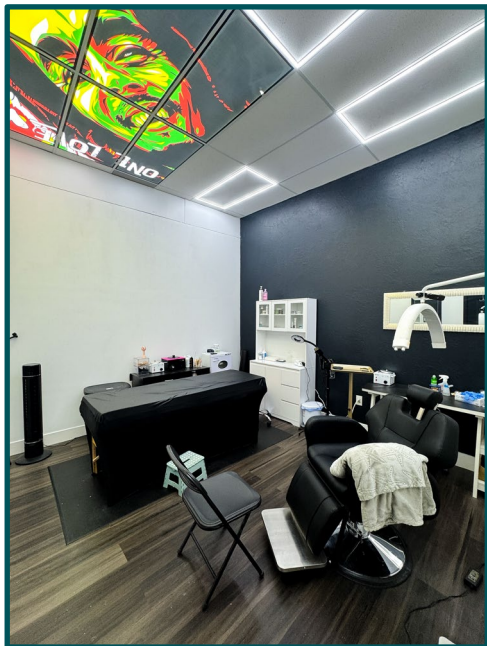
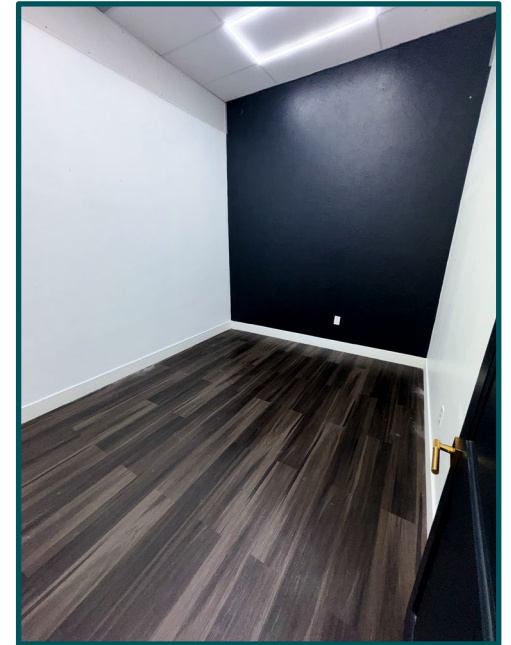
Property Information

Be part of this thriving retail center, home to popular tenants including a hair salon, nail salon, massage therapy, insurance services, pet grooming, and more! This highly convenient location also has plenty of parking!

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	HCD Highway Commercial
Lot Size	1.01 Acres
APN #	302S283053000000050
Lot Frontage	550ft ±
Lot Depth	550ft ±
Traffic Count	40,000
Traffic Count Street	Gulf Breeze Pkwy Hwy 98
Amenities	Reception/Waiting Area Large Pylon Signage Ample Parking Close to Several Restaurants Plenty of Offices and Retail Nearby
Parking Type	Ample Surface Parking Available



Interior Photos



Floor & Site Plan

3045 Gulf Breeze Parkway, Gulf Breeze, FL 32563

Retail Beauty Suites for Lease



Retail Map

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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.

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.