

180 Mary Esther Blvd

10-Year Absolute NNN | Sale - Leaseback

Mary Esther, Florida 32569

\$3,000,000
7% Cap Rate



PRESENTED BY

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Absolute NNN
Sale | Leaseback

319 ft ±

365 ft ±

214 ft ±

Mary Esther Blvd

22,500 AADT

Hollywood Blvd W

8,900 AADT



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10-Year Absolute NNN | Sale - Leaseback

180 Mary Esther Blvd

Mary Esther, Florida 32569

Sale/Lease Back Opportunity - \$3,000,000.00 | 7% 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% 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.

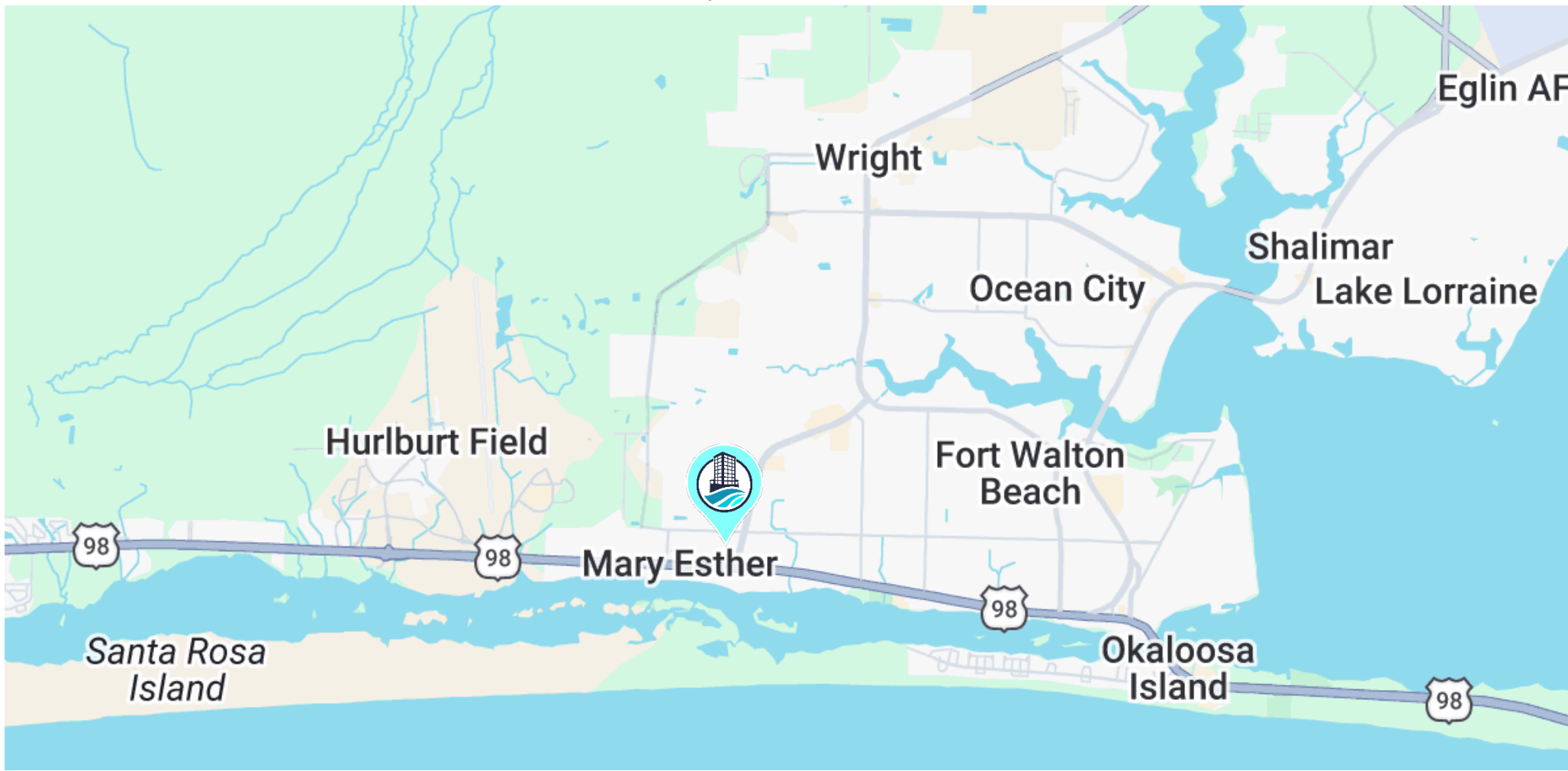
Capital Improvements 2025-2026

- 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

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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 **\$3,000,000.00**

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 #	16-25-24-0000-0022-0020
Lot Frontage	210 ft ±
Lot Depth	319 ft ±
Combined Traffic Count	31,400
Traffic Count Street	Mary Esther Blvd
Amenities	Fully Leased 10 Year ABS NNN leases with 10 Year Option to Renew 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

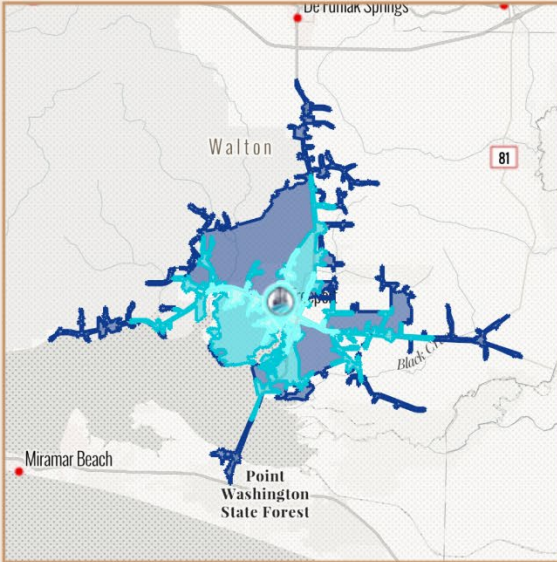


Mary Esther Demographics

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



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Walton County	Crestview-Fort Walton Beach-Destin, FL Metropolitan Statistical Area	Florida	
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



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
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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.