

Retail Beauty Suites For Lease

3045 Gulf Breeze Parkway

Gulf Breeze, FL 32563

1,188± Available
\$2,400.00/Month

Oriole Beach Rd

Gulf Breeze Pkwy



PRESENTED BY

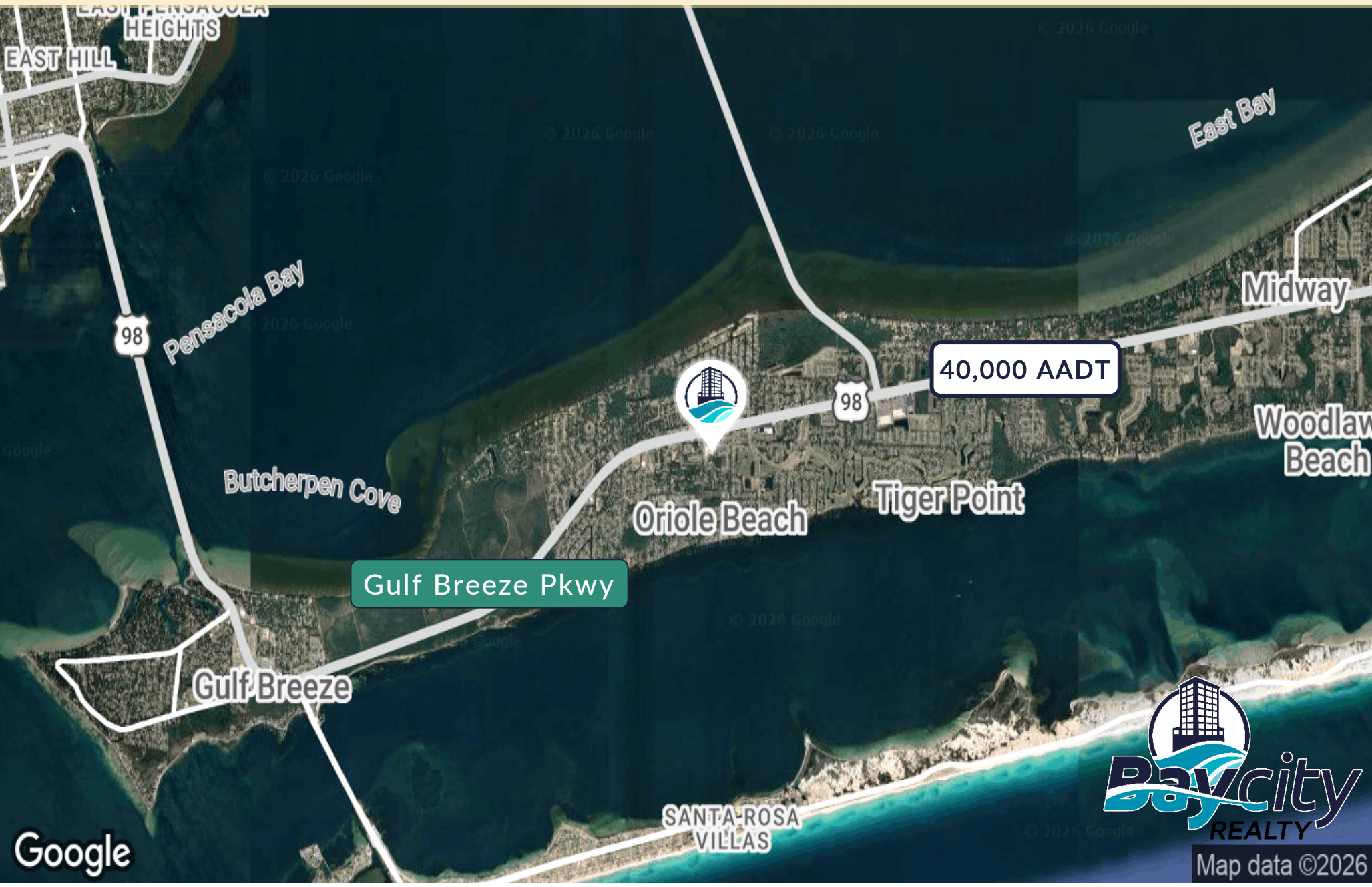
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Gulf Breeze, FL 32563



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Retail Beauty Suites For Lease

3045 Gulf Breeze Parkway, Gulf Breeze, FL 32563

Lease Price

\$2,400.00/MO

Location Information

The corridor provides a direct route west to the General Daniel “Chappie” James, Jr. Bridge, connecting Gulf Breeze with downtown Pensacola, while U.S. 98 also provides convenient access east to State Road 281 and the Garcon Point Bridge, providing a connection north to Interstate 10. U.S. 98 also provides convenient access east to State Road 281 and the Garcon Point Bridge, providing a connection north to Interstate 10. Nearby retail includes Publix, Lowe’s, and Bealls.

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

Available Size	1,188± SF
Tenancy	Single
Private Office Space	Yes
Year Renovated	2026
Number of Restrooms	1

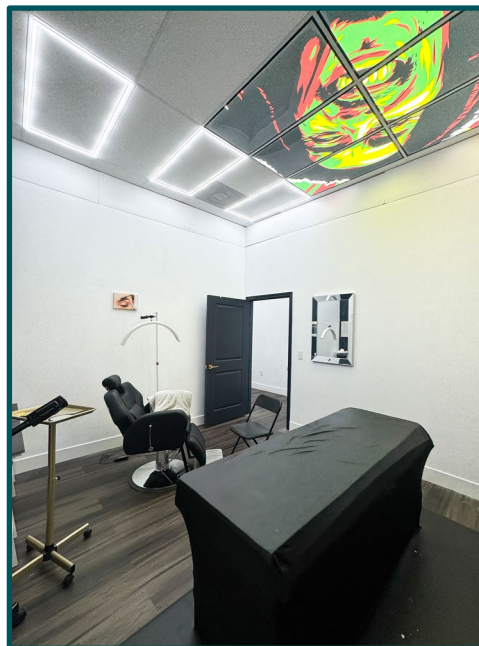
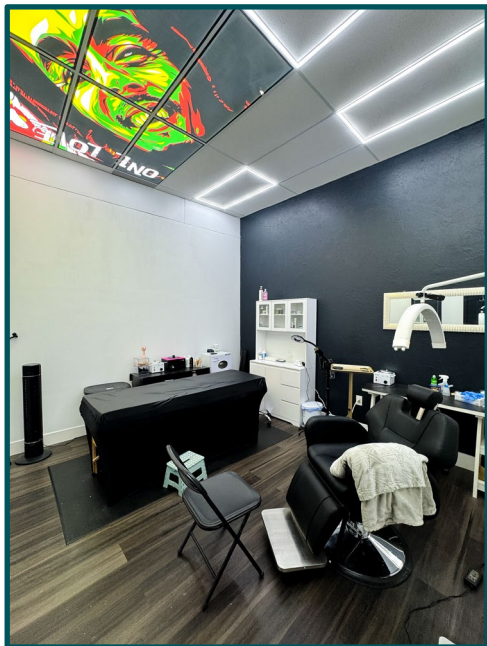
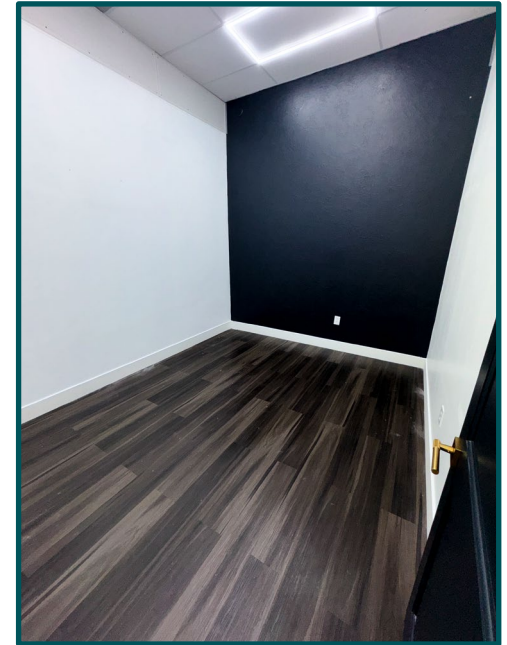
Property Information

Parkway Plaza is an established neighborhood strip center with a mix of service-oriented businesses, including hair and nail services, massage therapy, insurance and pet grooming. That mix brings customers to the center for a variety of everyday needs rather than relying on a single destination use. The property fronts Gulf Breeze Parkway/U.S. Highway 98 and benefits from approximately 40,000 vehicles per day. Customers have easy ingress and egress, ample free parking and pylon signage along the highway.

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 AADT
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



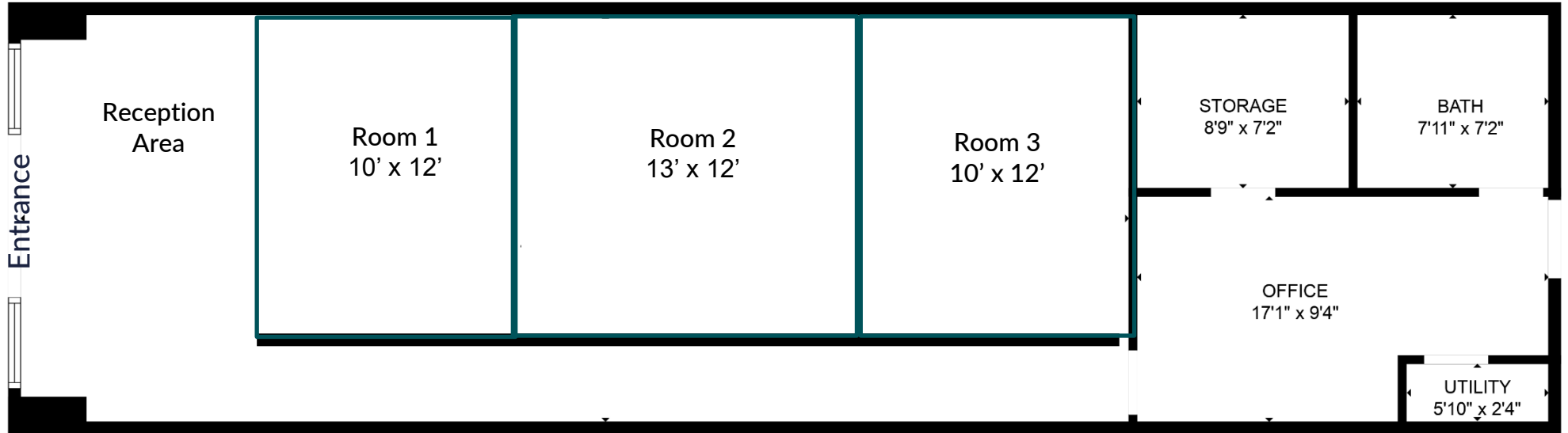
Photos



Floor & Site Plan

3045 Gulf Breeze Parkway, Gulf Breeze, FL 32563

1,188± SF Retail | Office for Lease



Retail Map

3045 Gulf Breeze Parkway, Gulf Breeze, FL 32563



Pylon Sign

3045 Gulf Breeze Parkway

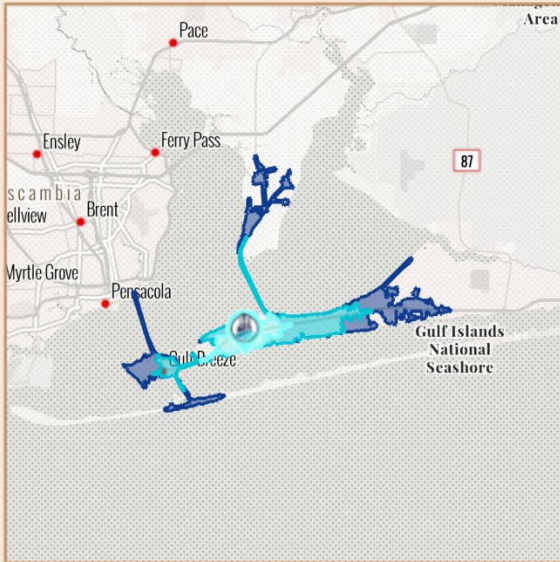


Gulf Breeze Demographics

Benchmark Demographics

3045 Gulf Breeze Pkwy, Gulf Breeze, Florida, 32563

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



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Santa Rosa County	Pensacola-Ferry Pass-Brent, FL	Florida	
AGE SEGMENTS							
0 - 4	4.24%	4.13%	4.99%	5.40%	5.29%	4.68%	5.39%
5 - 9	4.58%	4.71%	5.67%	5.89%	5.56%	4.97%	5.68%
10 - 14	6.16%	6.20%	6.41%	6.33%	5.75%	5.32%	5.93%
15 - 19	6.64%	6.67%	6.52%	6.14%	6.28%	5.81%	6.43%
20 - 34	16.02%	14.89%	15.74%	18.01%	19.79%	18.48%	20.35%
35 - 54	26.58%	24.06%	25.19%	26.21%	24.52%	24.37%	25.21%
55 - 74	26.53%	27.95%	26.61%	24.28%	24.12%	25.43%	22.77%
75+	9.25%	11.40%	8.88%	7.74%	8.74%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	2.2%	3.1%	6.9%	5.5%	7.1%	7.7%	8.0%
\$15,000-\$24,999	6.2%	3.4%	2.8%	5.2%	6.1%	5.6%	5.5%
\$25,000-\$34,999	4.4%	6.1%	4.4%	4.9%	6.1%	6.1%	5.8%
\$35,000-\$49,999	7.7%	5.4%	6.7%	7.6%	10.9%	9.9%	9.3%
\$50,000-\$74,999	15.1%	12.1%	12.5%	15.3%	16.9%	16.0%	15.1%
\$75,000-\$99,999	10.5%	8.1%	12.0%	12.8%	13.6%	12.8%	12.4%
\$100,000-\$149,999	16.0%	22.4%	23.2%	22.4%	19.3%	18.8%	18.0%
\$150,000-\$199,999	18.5%	17.0%	14.8%	12.2%	9.3%	9.6%	10.4%
\$200,000+	19.4%	22.5%	16.7%	14.2%	10.6%	13.5%	15.4%
KEY FACTS							
Population	11,029	11,375	13,237	213,016	545,878	23,597,813	343,528,394
Daytime Population	10,168	11,956	11,164	171,591	525,042	23,413,280	341,846,552
Employees	5,326	5,268	5,992	91,364	242,373	11,049,242	168,700,572
Households	4,466	4,733	5,175	80,352	217,013	9,529,651	134,397,562
Average HH Size	2.45	2.40	2.56	2.58	2.40	2.43	2.49
Median Age	44.2	46.8	43.9	41.0	40.6	43.6	39.6
HOUSING FACTS							
Median Home Value	495,132	541,339	438,623	382,746	347,864	421,319	376,272
Owner Occupied %	71.2%	83.9%	83.4%	79.3%	69.5%	66.6%	64.0%
Renter Occupied %	28.8%	16.1%	16.6%	20.7%	30.5%	33.4%	36.0%
Total Housing Units	4,647	5,105	5,681	86,905	241,178	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$108,945	\$121,137	\$106,566	\$96,888	\$79,185	\$82,707	\$85,893
Per Capita Income	\$59,262	\$65,520	\$54,347	\$46,401	\$42,479	\$47,873	\$48,241
Median Net Worth	\$473,111	\$637,397	\$468,826	\$386,278	\$279,630	\$292,996	\$276,821

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.