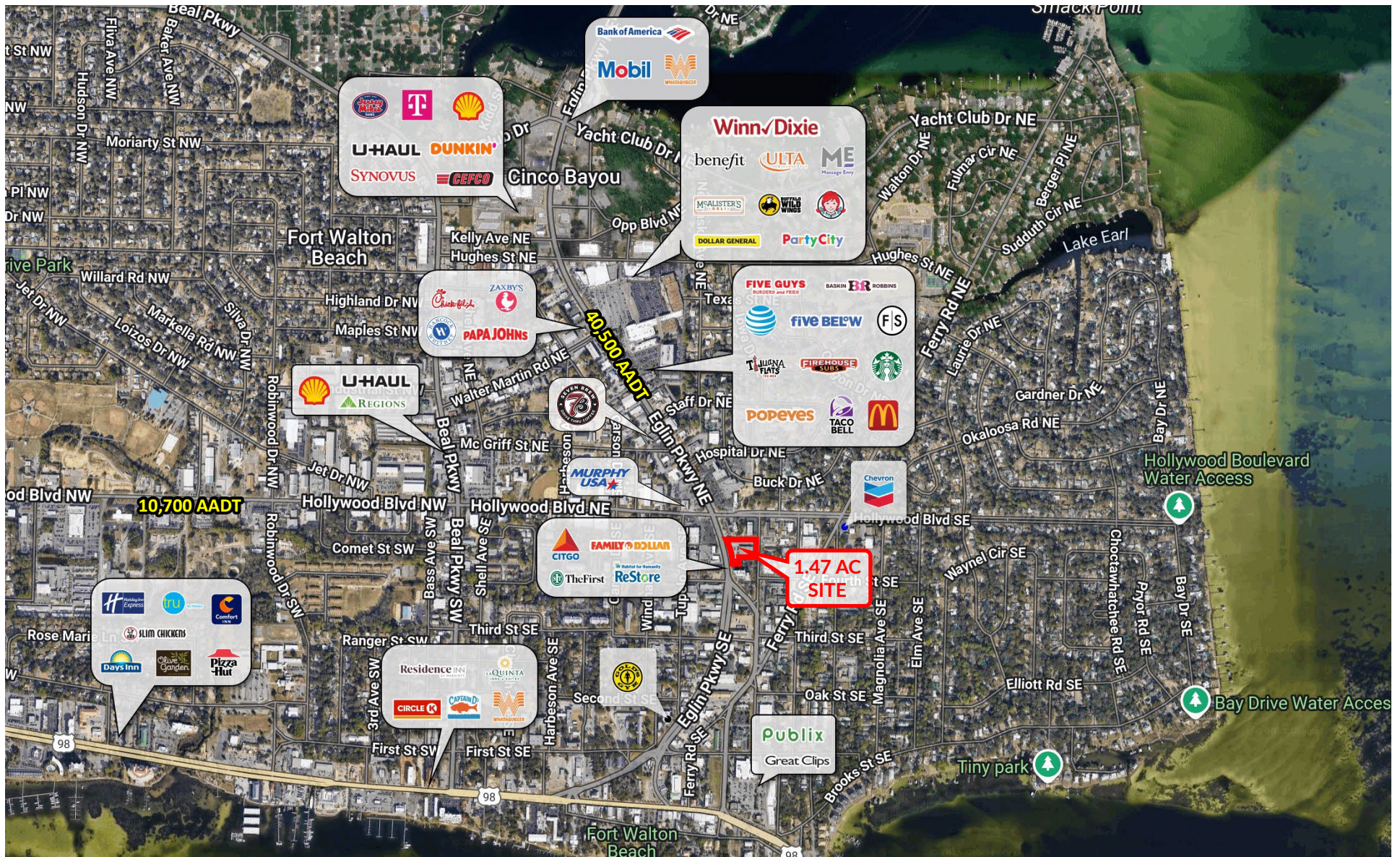




RETAIL DEVELOPMENT PARCEL | FOR GROUND LEASE OR BTS

1.47 ACRES

11 Eglin Pkwy SE
Fort Walton Beach, FL 32548

SEAN MCGILL
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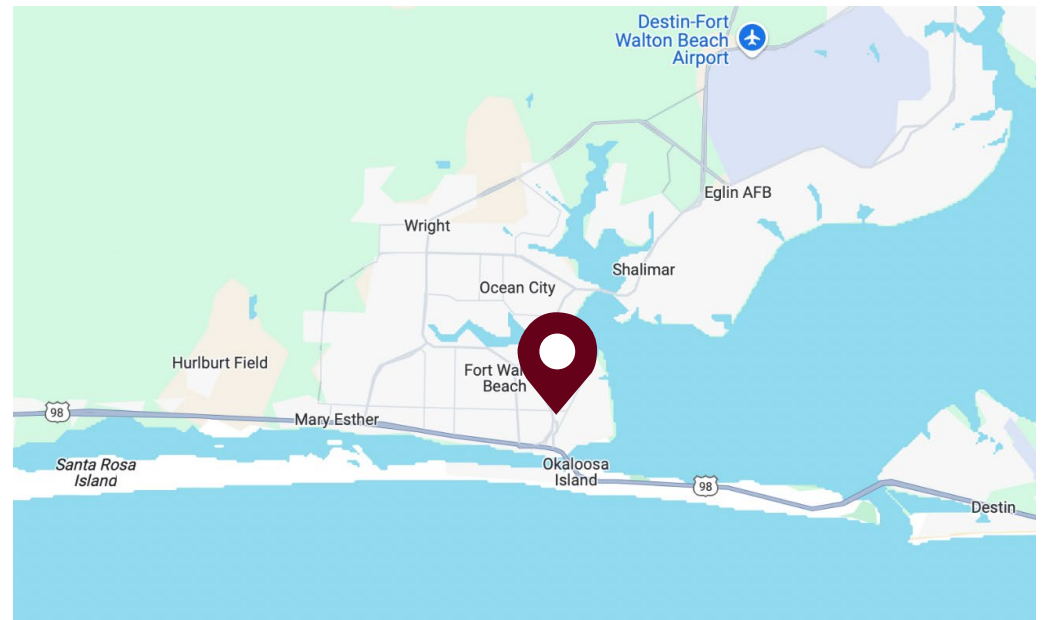
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Retail Development Parcel available – 1.47 acres
- Located on Eglin Parkway in the heart of Ft. Walton Beach
- Multiple access points
- Excellent visibility on Eglin Parkway (Highway 85)
- Large retail parcel in a high barrier to entry market
- Zoning allows for a variety of retail uses

DEMOGRAPHICS

	3 MILES	5 MILES
Population	49,302	83,820
Households	21,808	36,076
Median Age	40.2	38.6
Median Household Income	\$68,767	\$72,895
Average Household Income	\$94,786	\$97,546

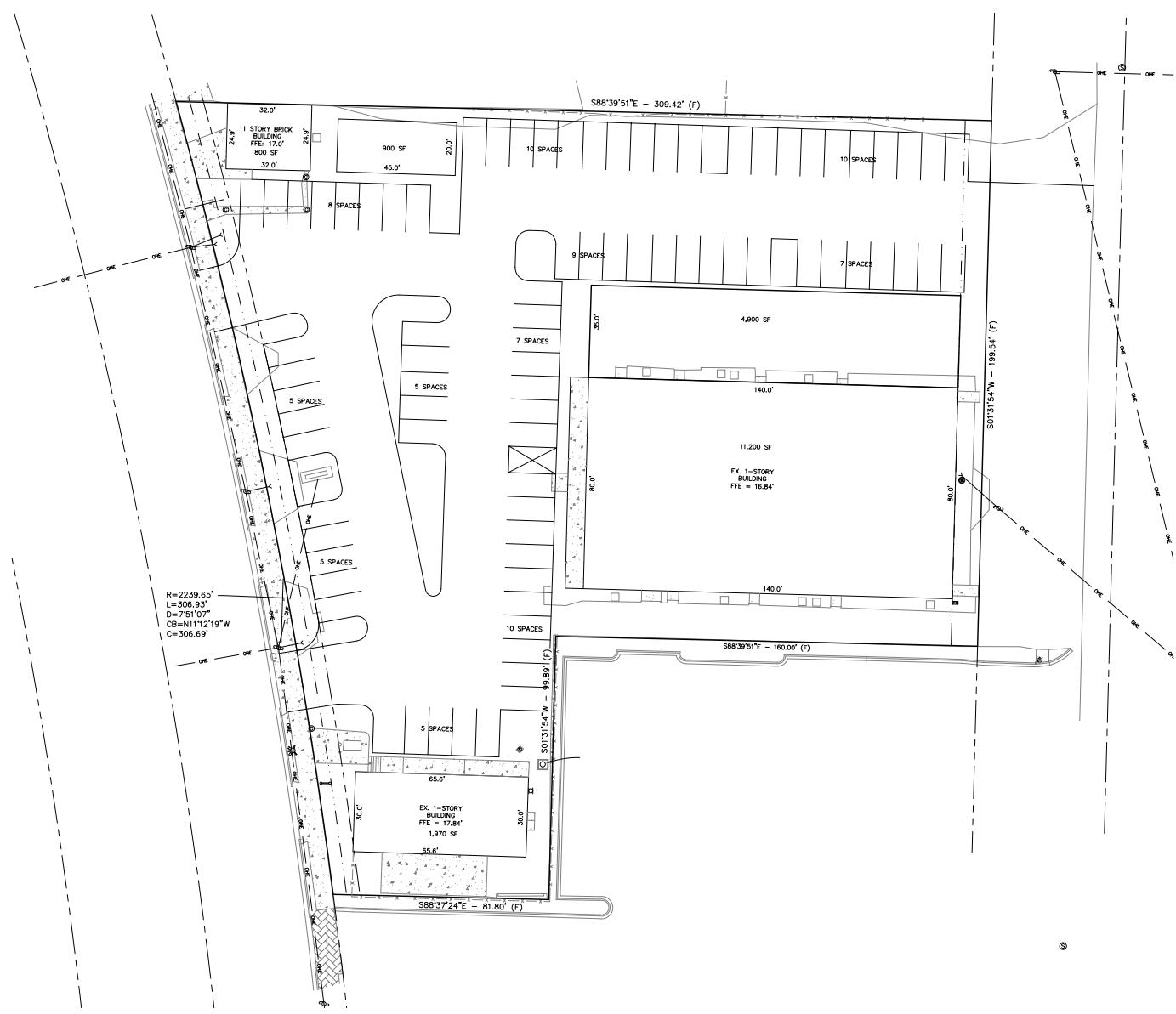


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CONCEPTUAL SITE PLAN



SURROUNDING AREA



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