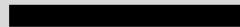




ALLIANCE REAL ESTATE



FREESTANDING BANK FOR LEASE



2871 GULF BREEZE PARKWAY GULF BREEZE, FL 32563



PROPERTY DESCRIPTION

Excellent freestanding bank building is available for lease in Gulf Breeze, FL. The 4771 SF building is situated on +/- .65 acres along Gulf Breeze Parkway. The single story building features 3 lanes of drive-thru banking, 1 lane for a drive up ATM, spacious lobby, 2 conference rooms, 2 store rooms, IT room, 2 private offices, 2 open offices, and a bank vault. The property has security system throughout, 3 HVAC units, whole building Kohler generator, and interior roof top access. The site has ample parking, superb visibility, and exposure, with approximately 175 feet of frontage along Gulf Breeze Parkway (40,000 VPD). Located in a highly sought-after area, the site is within minutes of Gulf Breeze Proper, Pensacola Beach, Tiger Point, and local schools. Nearby major retailers include Publix, Winn-Dixie, Walmart Supercenter, and Lowe's.

PROPERTY HIGHLIGHTS

- Within 10 minutes of Gulf Breeze Proper and Tiger Point.
- Located along the main road of Gulf Breeze Pkwy (40,000 VPD)
- Easily accessible location with multiple access points and a drive-thru for multiple tenant uses.

OFFERING SUMMARY

| | |
|---------------|-----------------------|
| Lease Rate | \$50.03 SF/yr (NNN) |
| Available SF | 4,771 SF |
| Lot Size | .64 Acres |
| Building Size | 4771 |
| Zoning | HCD |
| Property Type | Financial Institution |
| Traffic Count | 40,000 |

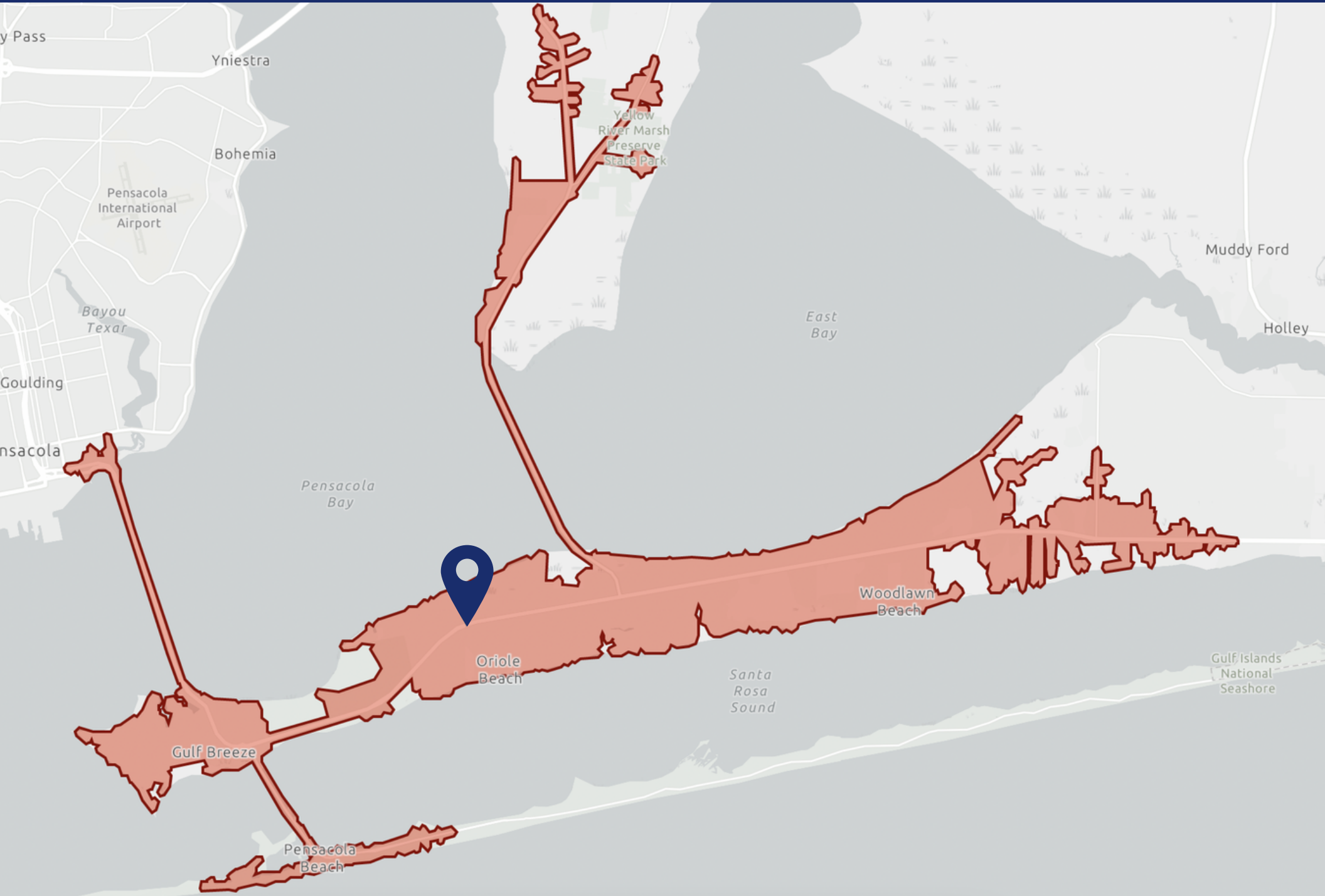
ADDITIONAL PHOTOS

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15 MINUTE DRIVE MAP

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RETAIL MAP

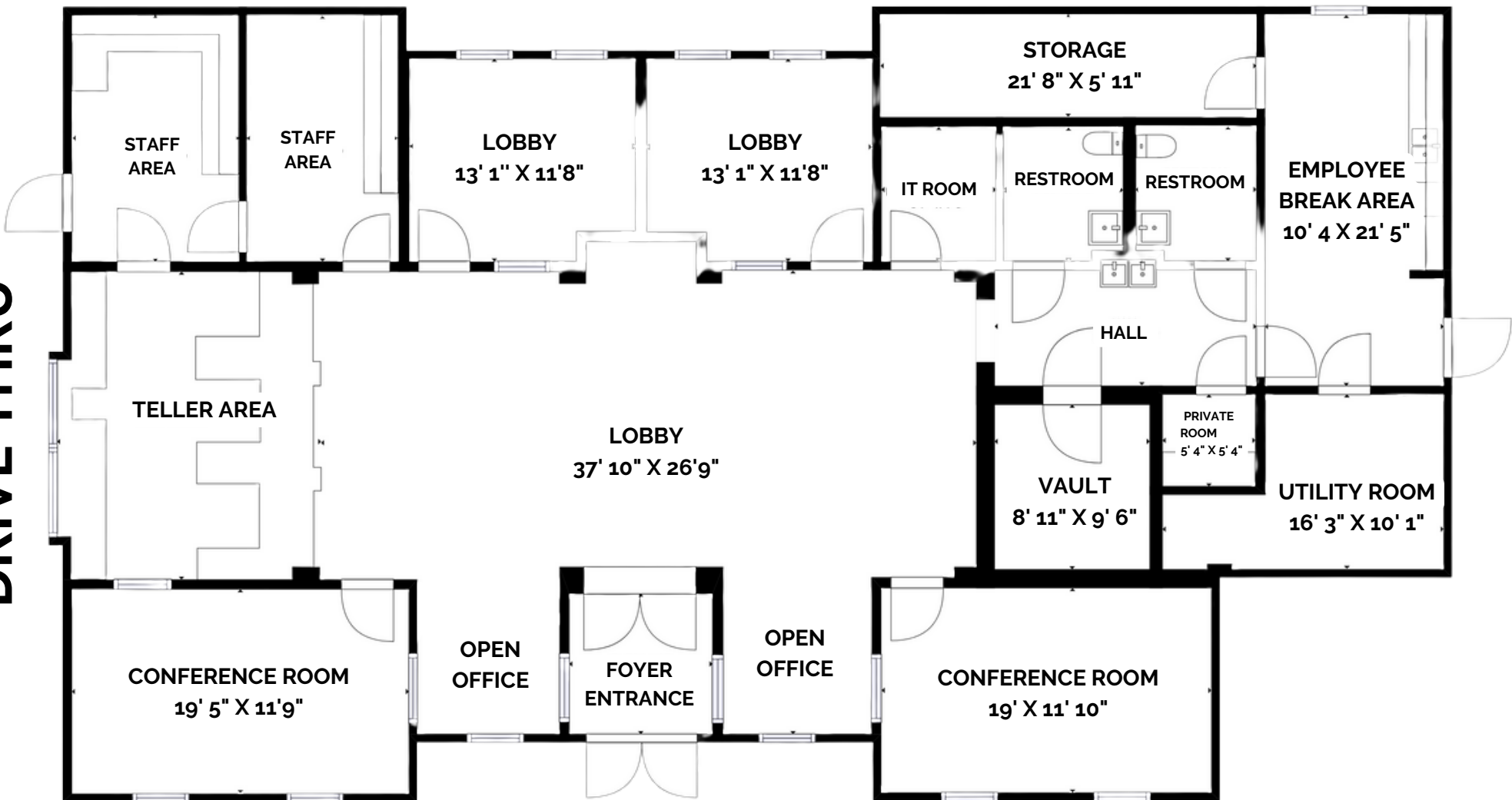
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SUBJECT
PROPERTY

FLOOR PLAN

DRIVE THRU



PARKING LOT



DAVID WU

BROKER/OWNER

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PROFESSIONAL BACKGROUND

David is the owner and broker of Alliance Real Estate. Alliance Real Estate is a full-service commercial real estate brokerage offering many real estate services including but not limited to investment sales, leasing, tenant representation, business sales, asset management, and consulting. David began his real estate career in Pensacola in 1993 after two years as an engineer for Schlumberger Wireline Engineering.

David worked for Odom Realty and specialized in residential real estate for many years before deciding to devote more time to commercial real estate. Since that time, Mr. Wu has worked with several companies specializing in commercial & residential real estate, Foreclosure & Short Sales, and Business Development.

David has a Brokers License in the State of Florida and is also licensed in Alabama. He is currently pursuing his CCIM designation and ALC Designation. From 2014 - 2018, Mr. Wu had been working with Coldwell Banker Commercial NRT. In mid-2018, Mr. Wu decided to open up his own real estate firm in downtown Pensacola. David specialized in commercial sales, leasing, and development.

EDUCATION

David graduated from the Georgia Institute of Technology in Atlanta, GA with a bachelor's degree in Mechanical Engineering.

MEMBERSHIPS

David is a member of prominent organizations including ICSC - International Council of Shopping Centers, National Association of Realtors, and Pensacola Association of Realtors.



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PROFESSIONAL BACKGROUND

Daniel Hua is a commercial real estate advisor at Alliance Real Estate. Alliance Real Estate is a full-service commercial real estate brokerage offering many real estate services including by not limited to investment sales, leasing, tenant representation, business sales, asset management, and consulting.

Daniel Hua started a restaurant as the youngest restaurateur in the Pensacola Area and earned VIP's Best In Pensacola New Restaurant. Daniel ran the local breakfast restaurant for 5 years before selling it to pursue commercial real estate. Daniel decided to pursue commercial real estate after being asked by several individuals to help them find solid commercial properties best suited for their business.

Daniel has a family background in asset management of several commercial and residential properties as well as commercial sales and leasing. Daniel strives to bring a modern sales approach to commercial real estate by offering the value of providing necessary information to clients to help them make informed money making decisions. Daniel has also worked with development firms, a few major retail tenants, and helped consult on a few local businesses.

MEMBERSHIPS

Daniel is a member of prominent organizations including ICSC - International Council of Shopping Centers, National Association of Realtors, and Pensacola Association of Realtors. Daniel is also currently in pursuit of CCIM Designation.