

# FOR SALE or LEASE Restaurant

**LOCATION:** 431 Mary Esther Blvd.  
Mary Esther, FL. (Fort Walton Beach)

**SALE PRICE:** ~~\$1,300,000~~ Reduced \$1,025,000

**LEASE PRICE:** \$10,224 per month.

**LOT SIZE:** 1.37 acres + approx. 1/2 acre Leased.

**BLDG. SIZE:** 9,390 sqft Year built 1978

**TRAFFIC COUNT:** 31,500 cars p/day 2007 count

**ROAD FRONTAGE:** 173 feet

**POPULATION:** 8,579 within 1 mile  
42,427 within 3 miles  
67,122 within 5 miles

**MEDIAN HOUSEHOLD INCOME:** \$51,814

**PARKING SPACES ON SITE:** 98 with additional  
30 + from off site parking that is ground leased.

**REAL ESTATE TAXES:** \$14,735 for 2007.

**ZONING:** Commercial, City of Mary Esther, FL.

**REMARKS:** Great location across from Santa Rosa Mall, Panera Bread, Starbucks, McDonalds, Region Bank, Wendy's. Other businesses within 1/4 mile are Logan's Steakhouse, LoneStar, TGIF, Chili's, KFC, Burger King, Publix, Food World, and Home Depot. The Fort Walton Beach Industrial Park and Hurlburt Air Force Base within 1 mile. Building has limited equipment and furniture. This is a net lease. Term to be three years or more. A stop light intersection.

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors, or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify information with their own advisors as well as local/state/and federal agencies.



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