For Lease

1,200 - 2,160 SF Available - Longhorn Plaza



550 Mary Esther Cut Off NW Fort Walton Beach, FL 32548

Property Specifications

- 1,200 2,160 SF retail space available
- Located on Mary Esther Cut Off (24,685 CPD), one of the busiest retail corridors in Fort Walton Beach
- Hurlbert Field, less than 2 miles away, employs 25,000 military and civilian personnel
- Fort Walton Beach is home to Eglin Air Force Base, Florida's largest military base providing services to over 71K personnel from all service branches
- Directly across from the Commerce and Technology Park (CTP), a +/- 320 acre office/ industrial park. CTP is an important employment center (2,500 employees) and economic generator, both locally and regionally.
- Co-tenants include: Longhorn Steakhouse, UPS, Sally Beauty, H&R Block and Sally Beauty Supply.

	#18 1,200 SF
	#17 1,200 SF
7	#16 1,200 SF
	#15 1,200 SF
	#14 1,200 SF
\sim	#13 1,200 SF
	#12 1,200 SF
RED 1/1/01 K1/1/0V	#11 1,740 SF
	#10 2,160 SF
	#9 1,200 SF
	#8 1,200 SF
	#4, 5, 6 3,600 SF
	#3 1,800 SF
	#1, 2 1,800 SF

Retailers within one mile

















HIBBETT SHOE DEPT.



HARBOR FREIGHT











AspenDental



Firestone

Demographics Source: Esri 2024								
1 Mile								
10,113 Estimated Population	ŶŶ	11,585 Daytime Population	\$72,528 Median Household Income	\$	39.7 Median Age			
3 Mile								
50,279 Estimated Population	ŶŶ	55,710 Daytime Population	\$71,984 Median Household Income	\$	38.5 Median Age			
5 Mile								
71,874 Estimated Population	ŶŶ	79,535 Daytime Population	\$76,102 Median Household Income	\$	38.9 Median Age			

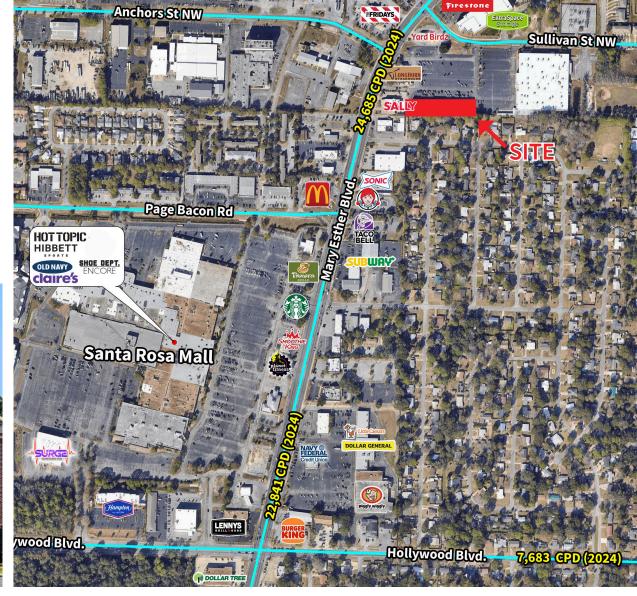
Buff Teague

Executive Managing Director 1 251 341 1600 buff.teague@jll.com

ill.com

Jones Lang LaSalle Americas, Inc. (JLL), a licensed real estate broker. License# CO508577000 6.30.25

Area Aerial



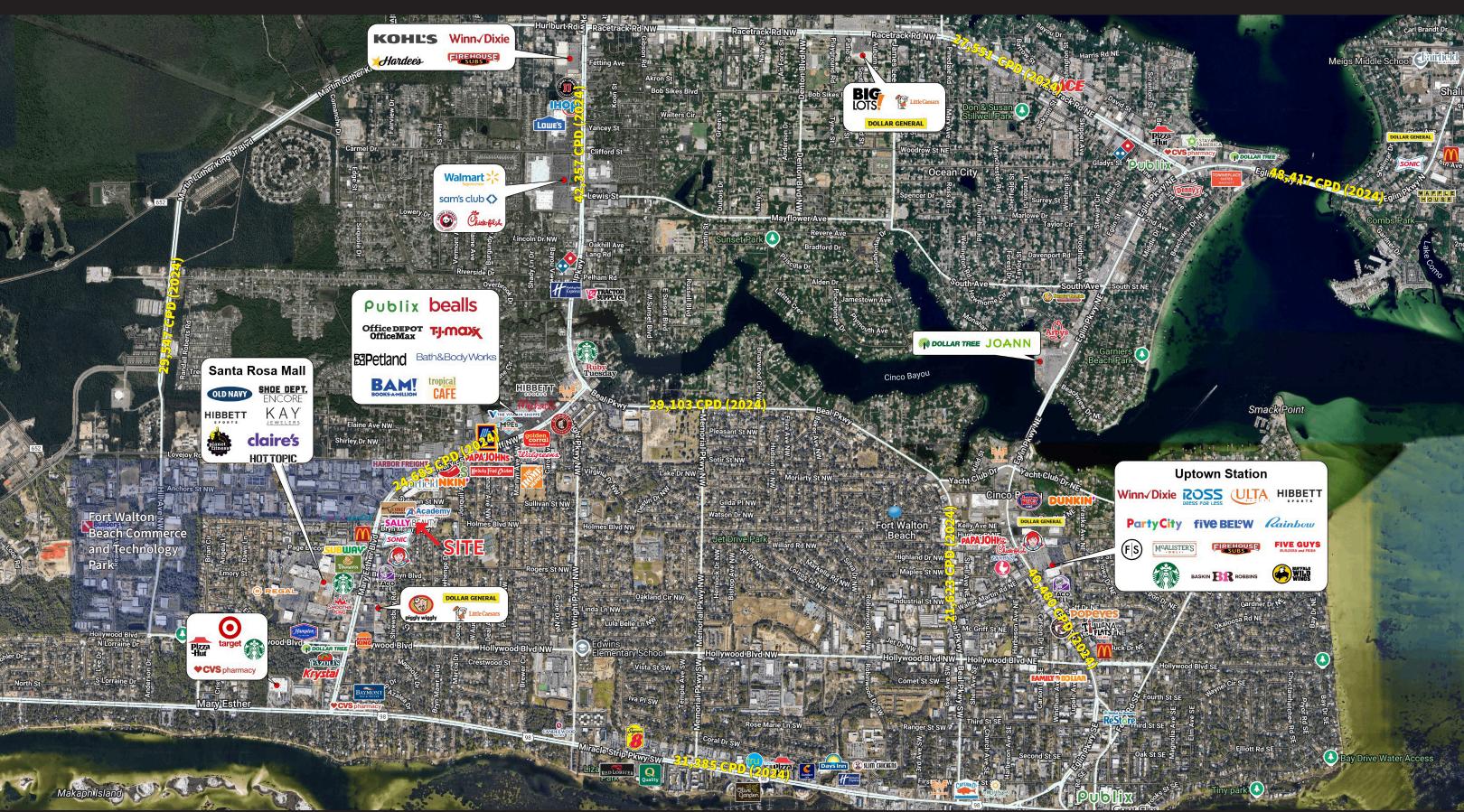






Fort Walton Beach, FL Retail Aerial





Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information has signed a confidentiality agreement regarding this matter, this information in subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved. 6.30.25