

# 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 2024) - one of the busiest retail corridors in FWB
- Near Hurlbert Field - 25k military/civilian personnel within 2 miles
- Close to Eglin Air Force Base - Florida's largest military base serving 71k personnel
- Across from Commerce & Technology Park - a +/- 320 acre development with 2,500 employees
- Co-tenants include: Longhorn Steakhouse, UPS, H&R Block & Sally Beauty



### Buff Teague

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Jones Lang LaSalle Americas, Inc. | 9.8.25

# Available



|                 |        |          |
|-----------------|--------|----------|
| COVERED WALKWAY | #18    | 1,200 SF |
|                 | #17    | 1,200 SF |
|                 | #16    | 1,200 SF |
|                 | #15    | 1,200 SF |
|                 | #14    | 1,200 SF |
|                 | #13    | 1,200 SF |
|                 | #12    | 1,200 SF |
|                 | #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 |

|  | Demographics            | 1 mile   | 3 mile   | 5 mile   |
|--|-------------------------|----------|----------|----------|
|  | Estimated Population    | 10,113   | 50,312   | 71,931   |
|  | Daytime Population      | 11,585   | 55,794   | 79,575   |
|  | Median Age              | 39.7     | 38.5     | 38.9     |
|  | Median Household Income | \$72,528 | \$72,001 | \$76,112 |

\*Source: Esri 2025



# Zoom In Aerial

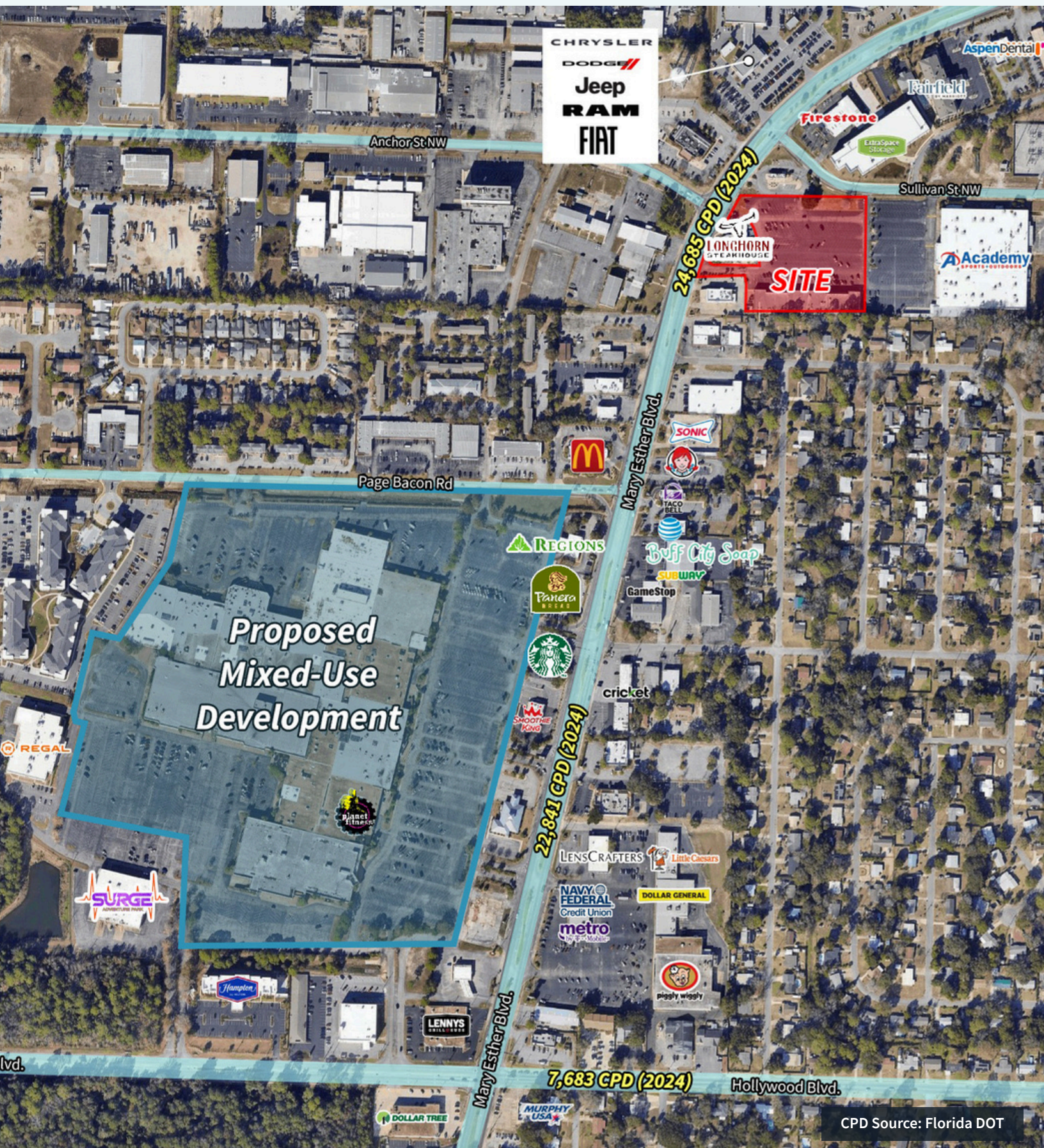


# Retailers Within One Mile





# Area Aerial



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