

# AVAILABLE FOR LEASE

**3062 Beach Blvd, Gulfport, FL 33707**

Retail / Office | 1<sup>st</sup> Floor | 1,290 SF | \$37/SF



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## Lease Details

Property Address:	3062 Beach Blvd Gulfport, FL 33707
APN:	33-31-16-74592-000-0030
Year Built:	1989
Leaseable Stories:	1
Interior Leaseable Area:	1,290 SF
Zoning:	WRD
General Allowed Uses:	Retail / Office
Lease Type:	Modified Gross
Lease Rate:	\$37.2 / SF / Year
Monthly Base Rent:	\$4,000
Annual Base Rent:	\$48,000
Tenant Responsibilities:	Liability Insurance Utilities (split 50/50 with upstairs Air B&B) Interior Maintenance (including patios)
Landlord Responsibilities:	Property Taxes Exterior Maintenance (excluding patios)

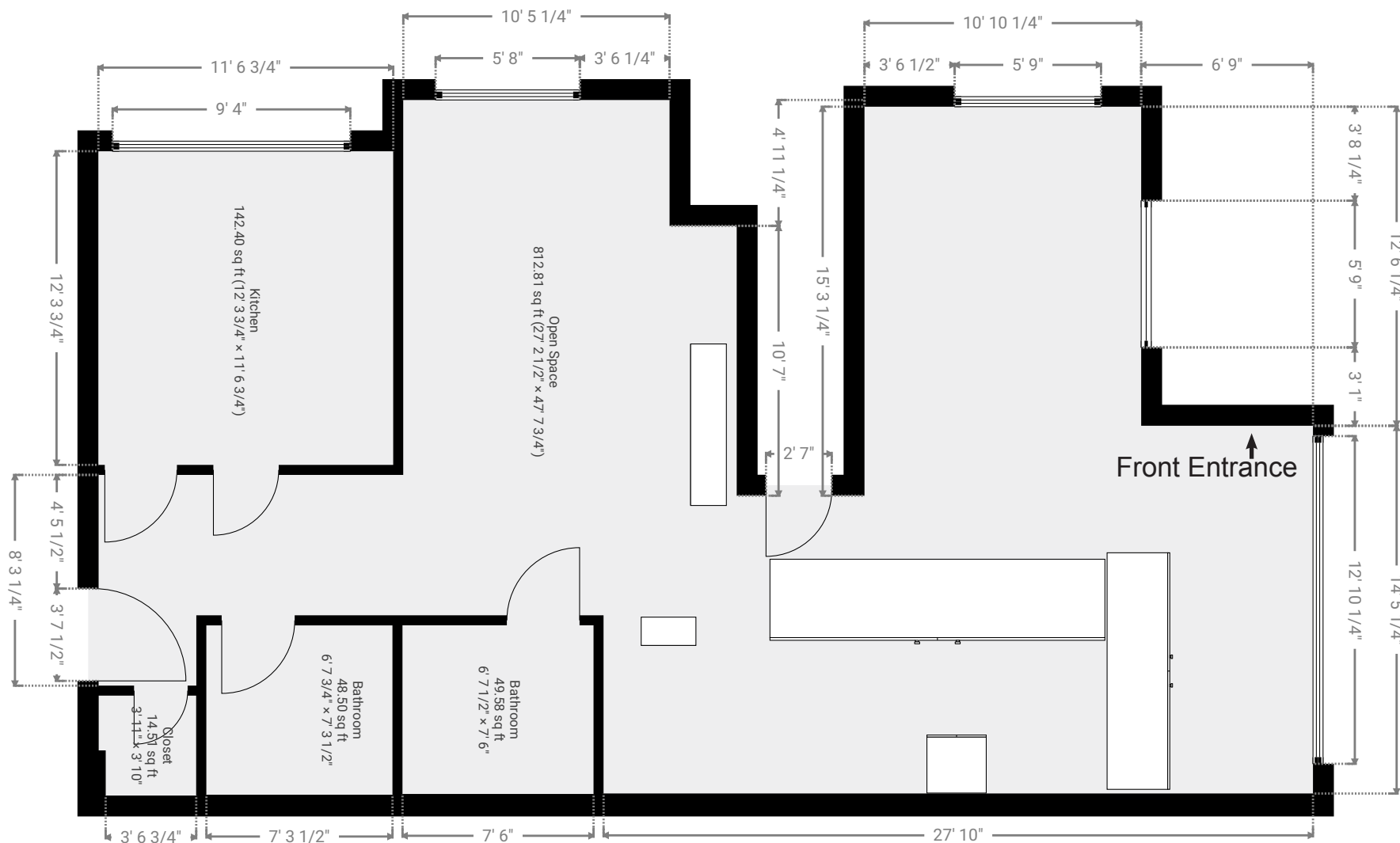
3062 Beach Blvd offers you the opportunity to place your business directly in the heart of Gulfport's most desirable strip of retail and office spaces. Only blocks from the water, but sitting high and dry from storms, the property was untouched during the two 2024 hurricanes. The space includes an outdoor front patio facing Beach Blvd that is shaded and covered from rain with built in small bar tops for seating along the railing, a service counter at the entrance with plumbing built out for light food and beverage service, two seating rooms with windows along both Beach Blvd and 31st Ave S and more built in countertops for seating, a kitchen area (grease trap not available), two bathrooms, two storage closets, and a small back patio. Take advantage of Beach Blvd's steady foot traffic, vibrant culture, night life, and strong community by bringing your vision to the center of all Gulfport has to offer.

## Space Highlights

- Large outdoor patio facing Beach Drive is protected from the sun and rain with built in bar tops for seating
- Service counter at front entrance with plumbing for light food and beverage service
- Large windows covering the facade facing Beach Blvd providing ample natural light
- Two seating rooms with windows facing Beach Blvd and 31st Ave S and more small bar tops for seating
- Kitchen area with sinks and large drink cooler installed
- Two bathrooms
- Two storage closets
- Heavy foot traffic directly outside of building

# Floor Plan

**31<sup>st</sup> Ave S**



All measurements above are approximate. Tenant is responsible for taking their own measurements.



# Facing Northwest





# Facing Northeast





# Facing South

















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