

2ND-GEN DRIVE-THRU RESTAURANT

297 E JOHN SIMS PKWY (SR 20) · NICEVILLE, FL 32578

FOR LEASE
\$120,000/YR NNN



Site as of February 2026 — building, drive-thru and pylon sign in place. Imagery © 2026 Google.

2,563

SF FREESTANDING
BUILDING

45,000

VEHICLES PER DAY
ON SR 20

Yes

OPERATIONAL
DRIVE-THRU

\$135K

AVG HH INCOME
5-MILE RADIUS

THE OPPORTUNITY

A turnkey second-generation restaurant on the only continuous east–west arterial through Niceville. The former Burger King retains its drive-thru lane, walk-in cooler and freezer, kitchen infrastructure and highway pylon sign — letting an operator open on a fraction of the cost and timeline of a ground-up build.

The site sits at the western end of Niceville's retail corridor, ahead of the national QSR cluster 1.5–2.5 miles east, and captures traffic moving between Bluewater Bay, downtown Niceville, Valparaiso and the Eglin AFB gates.

WHY THIS BOX WORKS

- **Second-generation savings.** Drive-thru, walk-in cooler and freezer, select FF&E and pylon signage convey with the space.
- **Captive corridor.** Boggy and Rocky Bayous funnel virtually all local traffic onto John Sims Parkway — there is no bypass.
- **Eglin AFB demand.** The nation's largest Air Force base (724 sq mi) drives a \$9.2B regional economic impact.
- **Four hotels within one mile** — Best Western, Comfort Suites, Home2 Suites by Hilton and Holiday Inn Express.
- **Under-served node.** Nearest national burger, chicken and coffee QSRs are 1.5+ miles east.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,997	22,175	32,232
DAYTIME POP.	5,933	34,462	41,744
HOUSEHOLDS	1,691	8,907	12,843
AVG HH INCOME	\$115,702	\$125,719	\$135,181

MARKET MOMENTUM

CITY POPULATION	18,453 (2026 est.)
GROWTH SINCE 2020	+16.4% · +2.8% / yr
MEDIAN HH INCOME	\$102,409 (city)
EGLIN AFB	\$9.2B economic impact
NWF STATE COLLEGE	±17,000 students, 2.5 mi
STUDENTS WITHIN 2 MI	±4,600 K–12
NEW TO CORRIDOR	Wawa under development

EGLIN AFB — EAST GATE

3.5 Miles

Largest U.S. Air Force installation

NWF STATE COLLEGE

2.5 Miles

±17,000 students enrolled

PUBLIX AT THE CROSSING

2.2 Miles

Corridor grocery anchor

CLOSE-IN TRADE AREA

297 E JOHN SIMS PKWY (SR 20) · NICEVILLE, FL 32578

ZOOMED VIEW



Zoomed corridor view from the wide market map. Base map July 2025. Traffic counts per FDOT.

CORRIDOR TRAFFIC

±45,000 AADT

At the site on SR 20 / John Sims Pkwy

CITY GROWTH

+16.4%

Niceville population since 2020

REGIONAL IMPACT

\$9.2 Billion

Eglin AFB annual economic impact

WHAT THE ZOOMED-IN VIEW SHOWS

The site sits at the western edge of Niceville's retail corridor, with the national QSR cluster and grocery anchors running east along John Sims Parkway. This view keeps the subject, SR 20 traffic, nearby schools, hotels, retail anchors and existing food operators visible on one tighter map.

\$120,000 / YEAR

NNN BASE RENT

\$10,000 / month

\$8,298

2025 PROPERTY TAXES

Reference annual amount

\$5,884

CURRENT INSURANCE

Reference annual amount

Lease rate is quoted as NNN base rent. Property taxes and insurance are shown for reference only; actual pass-throughs and tenant obligations are subject to final lease terms and may change.

SURVEY & SITE PLAN

297 E JOHN SIMS PKWY (SR 20) · NICEVILLE, FL 32578

2,563 SF



FRONTAGE E John Sims Pkwy / SR 20	DRIVE-THRU Operational, single lane	SIGNAGE Pylon on SR 20 + building
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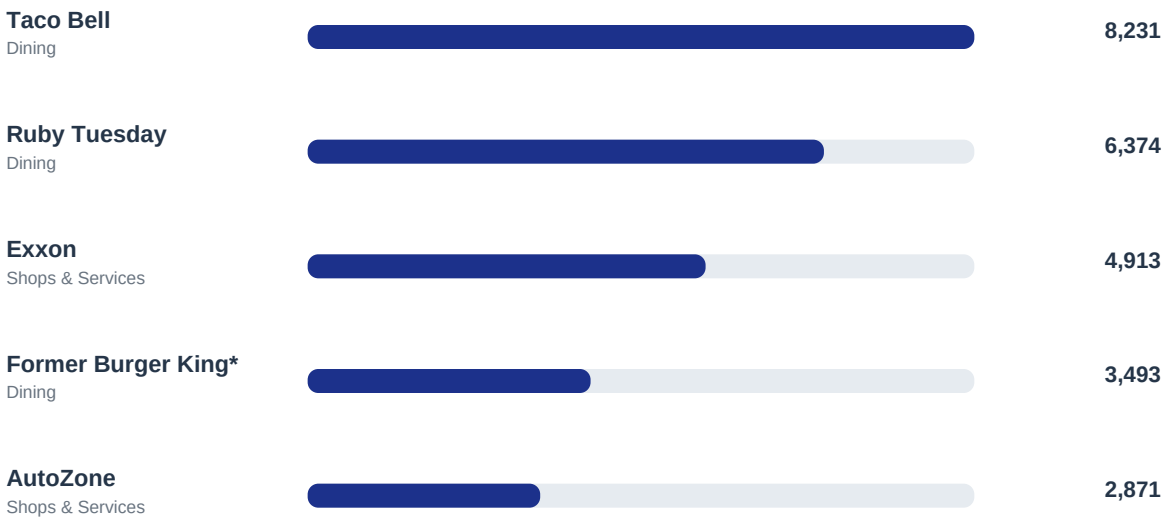
MODELED DEMAND WITHIN THE IMMEDIATE TRADE AREA

Realmo location intelligence shows meaningful daily-use activity surrounding the subject.



TOP NEARBY VISIT GENERATORS

MODELED VISITS / MONTH



WALMART SUPERCENTER #5845 - MAJOR CORRIDOR ANCHOR

1300 E John Sims Pkwy · Niceville, FL 32578

Full-service Supercenter · open daily · major 2026 remodel completed.

Powerful big-box traffic generator anchoring the same John Sims Parkway corridor.

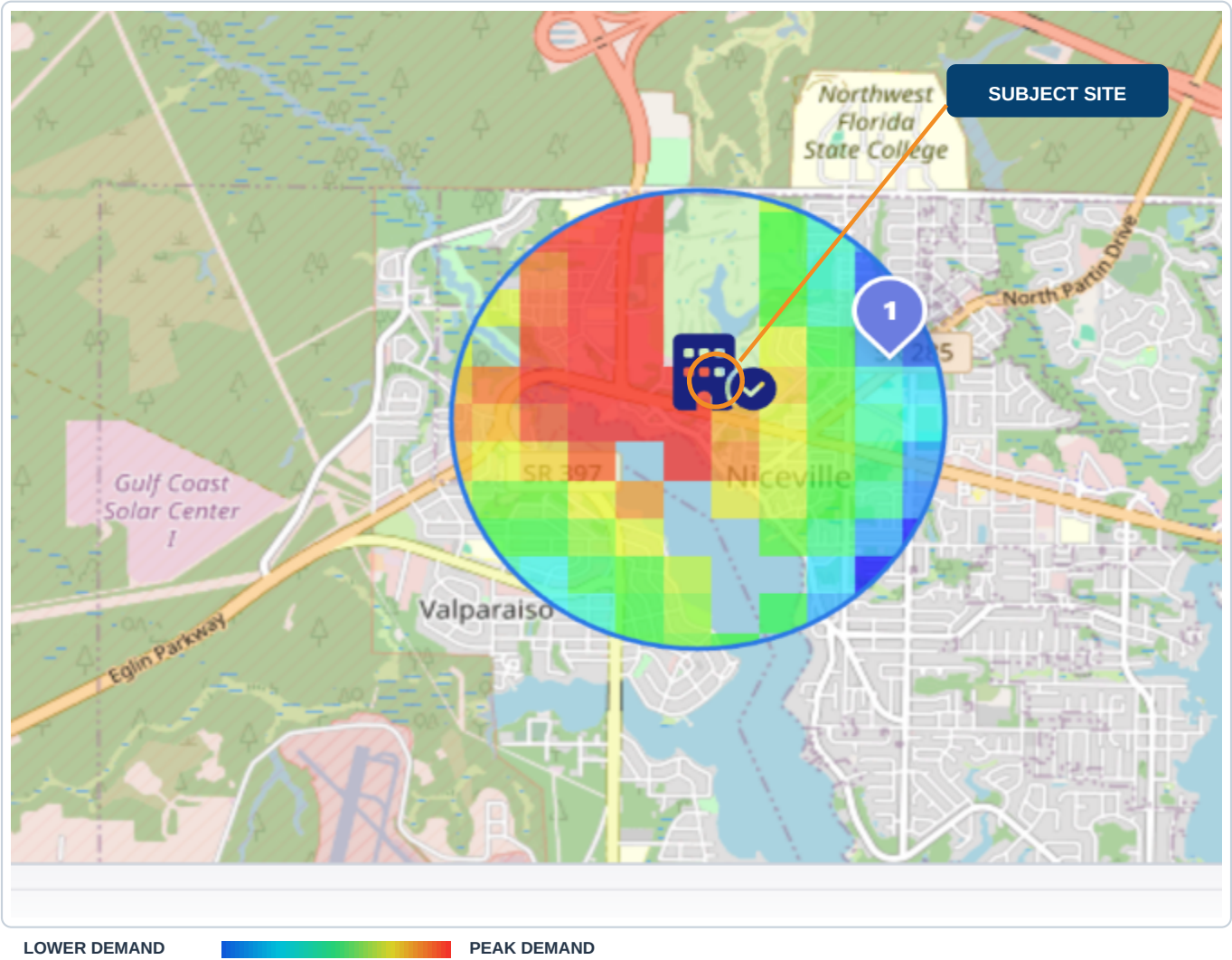
WHAT THIS SAYS ABOUT THE NODE

The subject is surrounded by active convenience, restaurant and service trips before the main national QSR cluster farther east. That gives a drive-thru operator access to existing corridor traffic while filling a gap on the western side of Niceville.

Source: Realmo Location Intelligence, accessed Aug. 26-27, 2026. Figures are modeled estimates and should be independently verified.
*Realmo displays the former Burger King business label in its nearby-traffic dataset; the subject is currently marketed as available.
Walmart store identity/address/hours from Walmart; remodel status from the store's 2026 public updates. Exact store visit count not publicly verified.

THE SUBJECT SITS INSIDE THE WESTERN NICEVILLE HIGH-DEMAND CLUSTER

Zoomed to emphasize the red/orange peak-demand cells surrounding the subject along SR 20.



45K

AADT AT THE SITE

SR 20 / John Sims Pkwy

3.5 MI

EGLIN EAST GATE

direct corridor access

30K

NEARBY MONTHLY VISITS

Realmo - 1/2-mile trade area

READ ON THE HEATMAP

Realmo's composite index blends foot traffic, places and public-record signals. The zoomed view shows the subject positioned within the red/orange concentration on the western side of Niceville - visually reinforcing that demand is not limited to the national-tenant node farther east.

Source: Realmo Business Placement / Composite Index screenshot provided Aug. 26, 2026. Modeled indicator; not investment advice.

IMMEDIATE TRADE AREA

NEIGHBORING TENANTS WITHIN 1/4 MILE OF THE SITE

±45,000 AADT



Subject property Imagery © 2026 Google / Airbus, Maxar Technologies

Advance Auto Parts	Adjacent east
AutoZone	Adjacent west
Ruby Tuesday	±500 ft west
Best Western Niceville – Eglin AFB	±700 ft west
Exxon	±800 ft northwest
The Locals Eatery	±0.3 mi west

Dairy Queen Grill & Chill	Across SR 20
Danny's Fried Chicken	Across SR 20
Papa John's Pizza	±650 ft northeast
Renasant Bank	±600 ft east
Blue Collar Cafe · Post 20 Sushi	±900 ft south
Niceville Landing · Boggy Bayou	±0.2 mi south

READ ON THE NODE

Within a quarter mile the site is flanked by two national auto-parts retailers, a full-service casual restaurant, a hotel, a bank branch, a fuel station and the Boggy Bayou waterfront district. Pizza, chicken and ice-cream operators sit directly across John Sims Parkway — but **no national burger, coffee or chicken-sandwich brand operates within 1.5 miles of this corner.**

ACCESS & VISIBILITY

Full frontage and an existing curb cut on East John Sims Parkway (SR 20) with the pylon sign already permitted and standing. Mill Creek and the Bayshore Drive corridor keep the parcel free of competing frontage to the west, so the building reads cleanly to eastbound traffic from more than 600 feet out.

GROCERY & ANCHORS

Publix at The Crossing · Walmart Supercenter · ALDI · **Grocery Outlet** · Ross Dress for Less · bealls · Ollie's Bargain Outlet · Badcock Home Furniture

NATIONAL QSR & COFFEE

McDonald's · Wendy's · Chick-fil-A · Zaxby's · Taco Bell · Subway · Pizza Hut · Papa John's · Domino's · Dairy Queen · Firehouse Subs · McAlister's Deli · **Panera Bread** · **Starbucks** · Dunkin' · Baskin-Robbins · Smoothie King · Crumbl · Marco's Pizza

PHARMACY, SERVICES & AUTO

CVS Pharmacy · AutoZone · Advance Auto Parts · O'Reilly Auto Parts · **Goodyear Auto Service** · Great Clips · **Benjamin Moore** · Walkers Ace Hardware · Dollar Tree · Dollar General · Petsense · Hibbett Sports · **GNC**

HOTELS

Best Western Niceville — Eglin AFB (adjacent) · Comfort Suites Niceville Near Eglin AFB · Home2 Suites by Hilton Niceville Eglin AFB · Holiday Inn Express & Suites Niceville · Budget Inn Valparaiso

LOCAL RESTAURANTS & BARS

The Locals Eatery · Papa's Smokehouse · PB&J Bistro & Café · Blue Collar Cafe · Cafe Bienville · Post 20 Sushi · Basil & Baxter's · Wharf 850 · Bamboo Sushi & Hibachi · Peppers Mexican Grill · Pounders Hawaiian Grill · Think Poke · Rad Bowls · Tops Choice Hamburgers · Danny's Fried Chicken · Honeybee Ice Cream & Arcade · Poppys Protein · Ruby Tuesday · 3rd Planet Brewing · The Craft Bar

THE COMPETITIVE GAP

Niceville's national QSR supply is concentrated in a single node between the 1000 and 1400 blocks of East John Sims Parkway — McDonald's, Wendy's, Zaxby's, Chick-fil-A, Starbucks and Panera all sit within an eight-tenth-mile stretch, 1.5 to 2.5 miles east of this site. Everything west of Mill Creek — including the hotel cluster, the Boggy Bayou waterfront, downtown Niceville and the traffic moving toward Valparaiso and the Eglin gates — has no national drive-thru option. 297 E John Sims Parkway is the first and last drive-thru opportunity on that side of the corridor.

DEMAND DRIVERS

Eglin AFB — largest USAF installation, 724 sq mi, \$9.2B regional economic impact · **Northwest Florida State College** — ±17,000 students, 2.5 mi · Niceville Senior High (2,095) · C.W. Ruckel Middle (1,146) · James E. Plew Elem. (830) · Addie R. Lewis (699) · Lula J. Edge Elem. (538) · Rocky Bayou Christian School · **Niceville Public Library** · **Niceville Recreation Complex** · Rocky Bayou Country Club · Niceville–Valparaiso Chamber of Commerce

SHOPPING CENTERS

Oak Creek Shopping Center — ±187,500 SF · The Crossing (Publix) · Palm Plaza · **Parkway East Shopping Center** · Niceville Farmers Market at Twin Cities

BANKS & FINANCIAL

Renasant Bank (adjacent) · First Command Financial · ERA American Real Estate · H&R Block · Coastal Accounting

IN THE PIPELINE

Wawa — development order approved for the NW corner of Rocky Bayou Drive and John Sims Parkway, validating national investment in the corridor · **The Craft Bar** and **Wine World** opened at 1051 E John Sims Pkwy

SECOND-GENERATION

2,563 SF

Drive-thru, walk-ins and FF&E in place

DAYTIME POPULATION

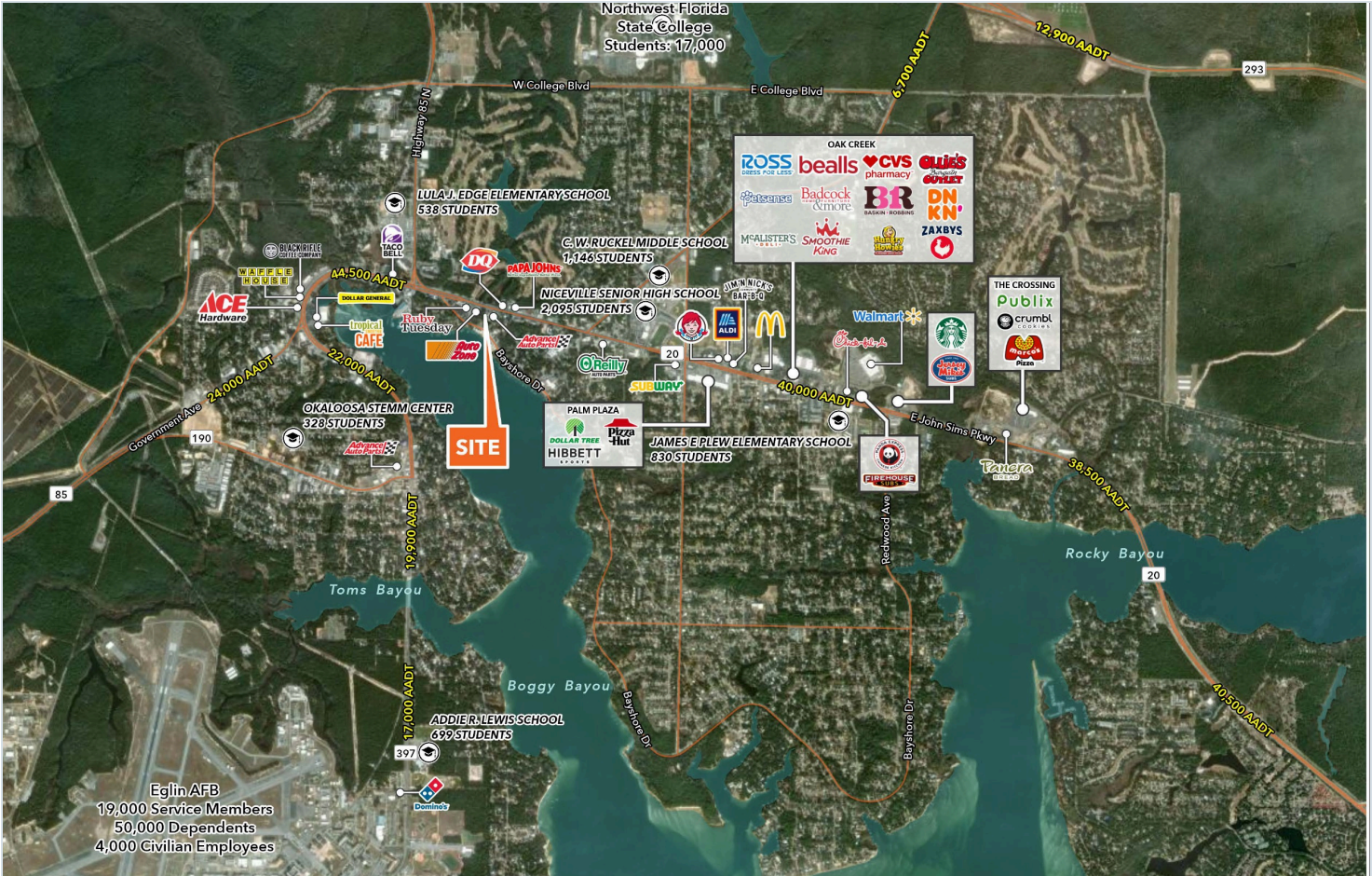
41,744

Within five miles of the site

AVG HOUSEHOLD INCOME

\$135,181

Five-mile radius



Base map July 2025. Traffic counts per FDOT. School enrollment per Okaloosa County School District.

CORRIDOR TRAFFIC

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WHERE THE SITE SITS

Niceville is hemmed in by Boggy Bayou, Toms Bayou and Rocky Bayou. John Sims Parkway is the single continuous east–west route through the city, so traffic between Eglin AFB, Valparaiso, downtown Niceville, Northwest Florida State College and the Bluewater Bay / Rocky Bayou residential base has no alternative path. The subject sits on that road at the western edge of the retail corridor, in front of every eastbound trip and behind every westbound one.

EMPLOYMENT

Eglin Air Force Base · Duke Field · 7th Special Forces Group · Twin Cities Hospital · Okaloosa County School District · City of Niceville

EDUCATION

NWF State College ±17,000 · Niceville Senior High 2,095 · C.W. Ruckel Middle 1,146 · James E. Plew Elem. 830 · Addie R. Lewis 699 · Lula J. Edge Elem. 538

LODGING & LEISURE

Five hotels within one mile · Boggy Bayou & Niceville Landing marina · Rocky Bayou Country Club · Niceville Recreation Complex · Turkey Creek Park · Mattie Kelly Arts Center