



TOPSAIL COMMERCIAL

1.46 Acre Commercial Lot for Sale

PRICING:
\$1.7 MILLION

U.S. HIGHWAY 98, SANTA ROSA BEACH, FL

Latitude: 30.376879
Longitude: -86.287368

PROPERTY DETAILS



- **AADT:** 49,500
- **Frontage:** Excellent view from U.S. Highway 98 corridor
- **Maximum Building Height:** 50' 4 story
- **Maximum Building Size:** 5,000 SF
- **Parking:** Per code
- **Detention:** Central tie in
- **Zoning:** End use may require PUD reallocation
- **Key Retailers:** Walmart, First Watch, Donut Hole, McDonald's, Home2 Suites, Tru by Hilton

CONTACT

Lawson Trantina | Commercial Sales & Leasing Manager
850.738.5053 / lawson.trantina@joe.com

Rebecca Waters, CCIM | Director of Commercial Sales and Leasing
850.231.6531 / rebecca.waters@joe.com

Logan Yates | Commercial Sales & Leasing Coordinator
850.231.6430 / logan.yates@joe.com

William Brock | Vice President of Commercial Real Estate
850.231.6432 / william.brock@joe.com



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5.1 MILLION VISITORS SPEND \$4.7 BILLION

The millions of annual visitors to the beaches of South Walton bolster retail spending in the area and contribute to a total economic impact of **\$6.9 billion**.

WITHIN 15-MINUTE DRIVE TIME (approx.)

- 26,059 population
- 11,239 households
- 48.0 median age
- \$98,646 median household income
- 49.4% of households \$100,000+ income
- 74.6% population growth (2020-2029)
- \$81,319 median disposable income

	1 mile	3 miles	5 miles
Total Population	2,294	12,231	21,865
Total Households	931	4,057	9,275
Median Household Income	\$93,998	\$102,410	\$100,456
Median Home Value	\$624,067	\$777,937	\$703,539

SOURCES: Data obtained via licensed access to Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023), Esri-Data Axle (2025). South Walton visitor information obtained from visitsouthwalton.com.

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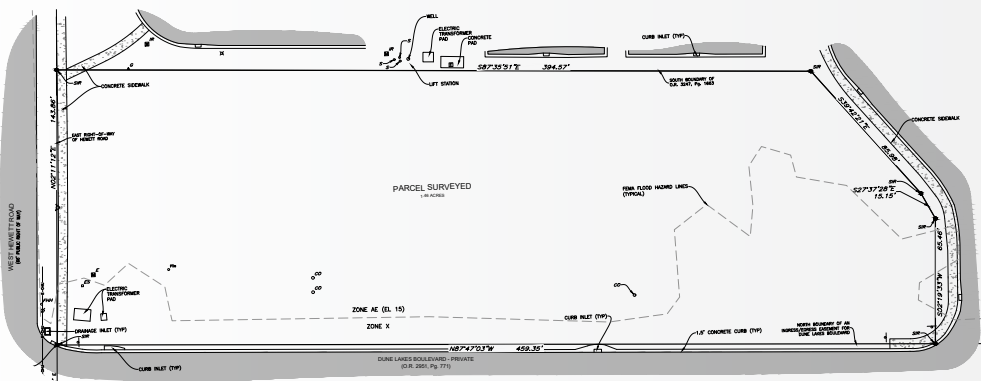
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WALMART PROHIBITED USES:

- Adult-Oriented or Explicit Businesses
- Gaming, Betting, or Games of Chance Establishments
- Used motor vehicle dealership
- Industrial, Extraction, or High-Impact Operations
- Cannabis-Related Operations
- Certain Financial Service Uses (e.g. pawn shop, check-cashing, payday loan)
- Certain Retail Uses (e.g. dollar or single-price-point retail variety stores)
- Funeral and Animal-Related Uses (excluding retail pet store)
- On-Site Processing Facilities (excluding drop-off/pick-up dry cleaning)
- Drug Paraphernalia Sales
- Any Use Prohibited by Applicable Law



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