



# THE MARKET SHOPS

9375 US Highway 98 W | Miramar Beach, FL 32550

## PRIME RETAIL / OFFICE SPACE FOR LEASE

- Situated along Highway 98 at the entrance to the Sandestin Golf & Beach Resort (5,900+ condo/vacation rental/hotel units, 1.7 million annual visitors)
- High visibility with 750 feet of frontage along Highway 98 (50,000 vehicles per day).
- South Walton County draws 4.3 million annual visitors with an average household income of \$250,000.





# HIGH DENSITY SUBMARKET: PROXIMITY TO 7,600+ HOTEL, CONDO, & SINGLE FAMILY UNITS



**SANDESTIN  
GOLF AND  
BEACH RESORT\*\***

5,961 UNITS



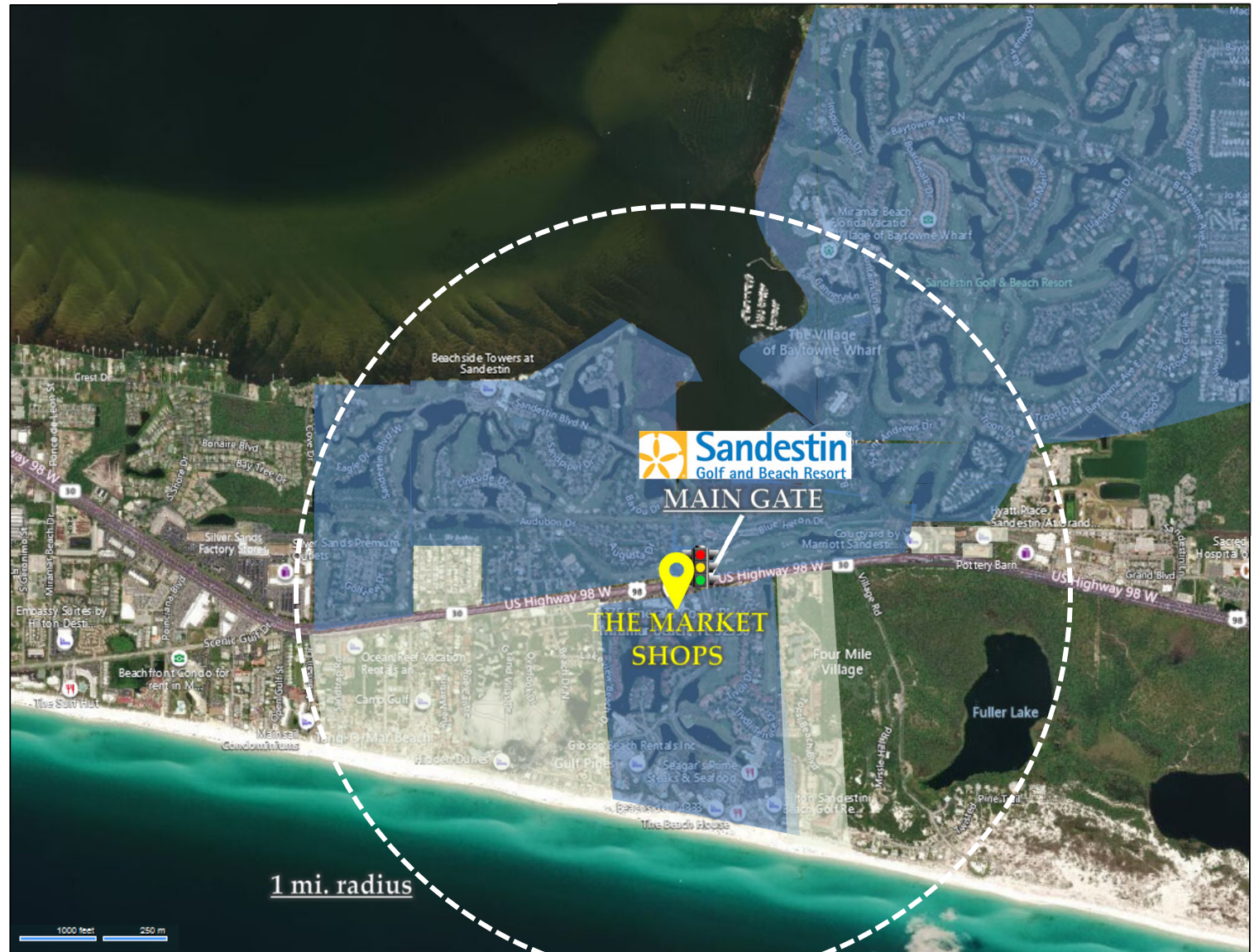
**ADDITIONAL  
NEARBY RESORTS,  
SUBDIVISIONS, &  
HOTELS**

1,693 UNITS



**TOTAL  
7,654 UNITS**

\*\*Entitled for 1,850  
additional units  
(24% future growth)





# SITE PLAN & AVAILABLE SPACE



**AVAILABLE** █

**SUITE 18:** 1,693 sf

- Office space in excellent condition.
- Prominent signage opportunity facing Highway 98.

**LEASED** █

**SANDESTIN FRONT GATES**

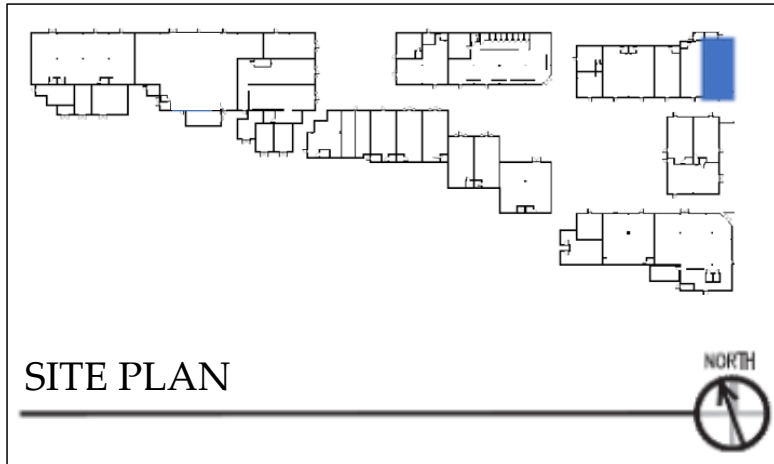
ANNUAL TRAFFIC COUNT, ALL GATES:  
2.7 MILLION (7,400 VPD)



# AVAILABLE SPACE

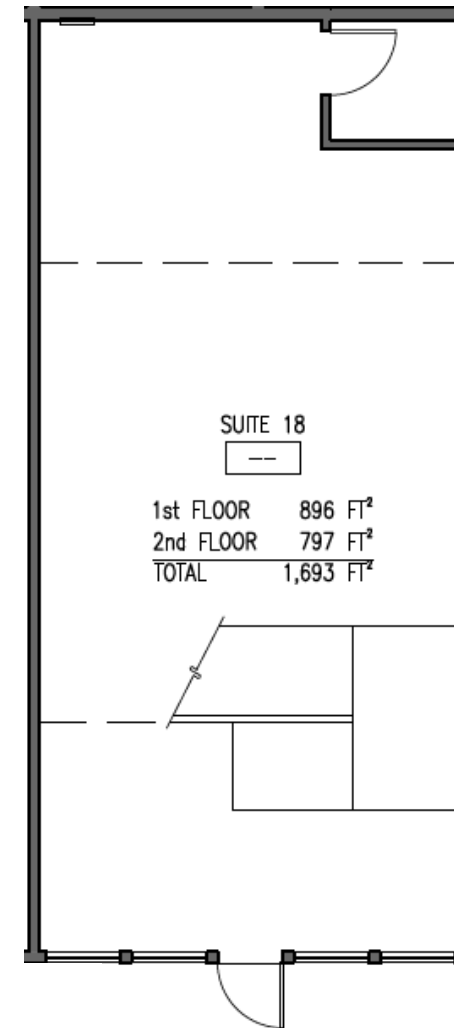
## Suite 18 – 1,693 SF – OFFICE / RETAIL

### FLOOR PLAN



SITE PLAN

- Built out as office space, in excellent condition. Features built-in workstations /private offices, conference room, and large open area (detail not shown on plan).
- Prominent signage opportunity facing Highway 98 (50,000 vehicles per day).
- Located along “front row” with convenient parking.



SUITE 18 - FLOOR PLAN



# PROPERTY PHOTOS





# THE MARKET SHOPS

## MIRAMAR BEACH, FL

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