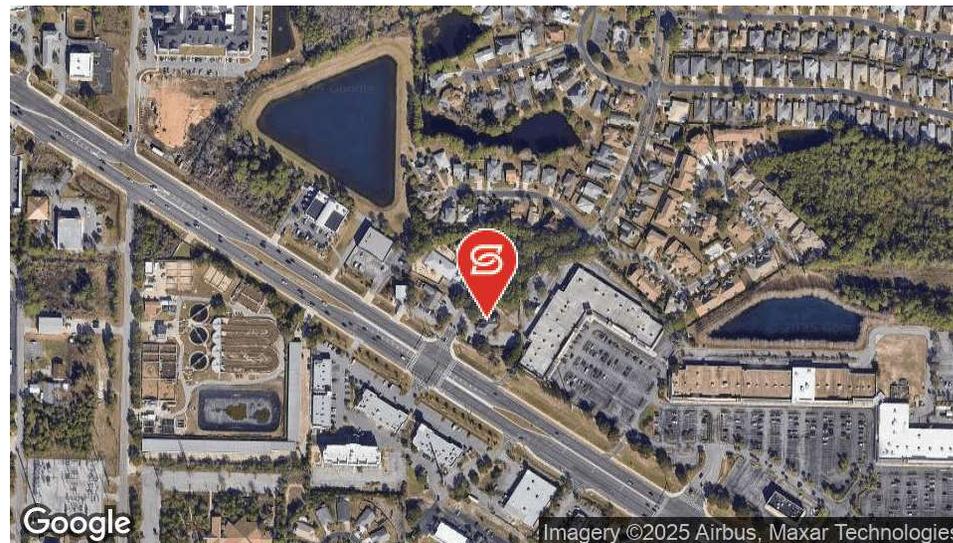


MIRAMAR BEACH RETAIL/OFFICE FOR SALE

30 SOUTH SHORE DR
MIRAMAR BEACH, FL

stirling





Sale Price

\$1,850,000

PROPERTY OVERVIEW

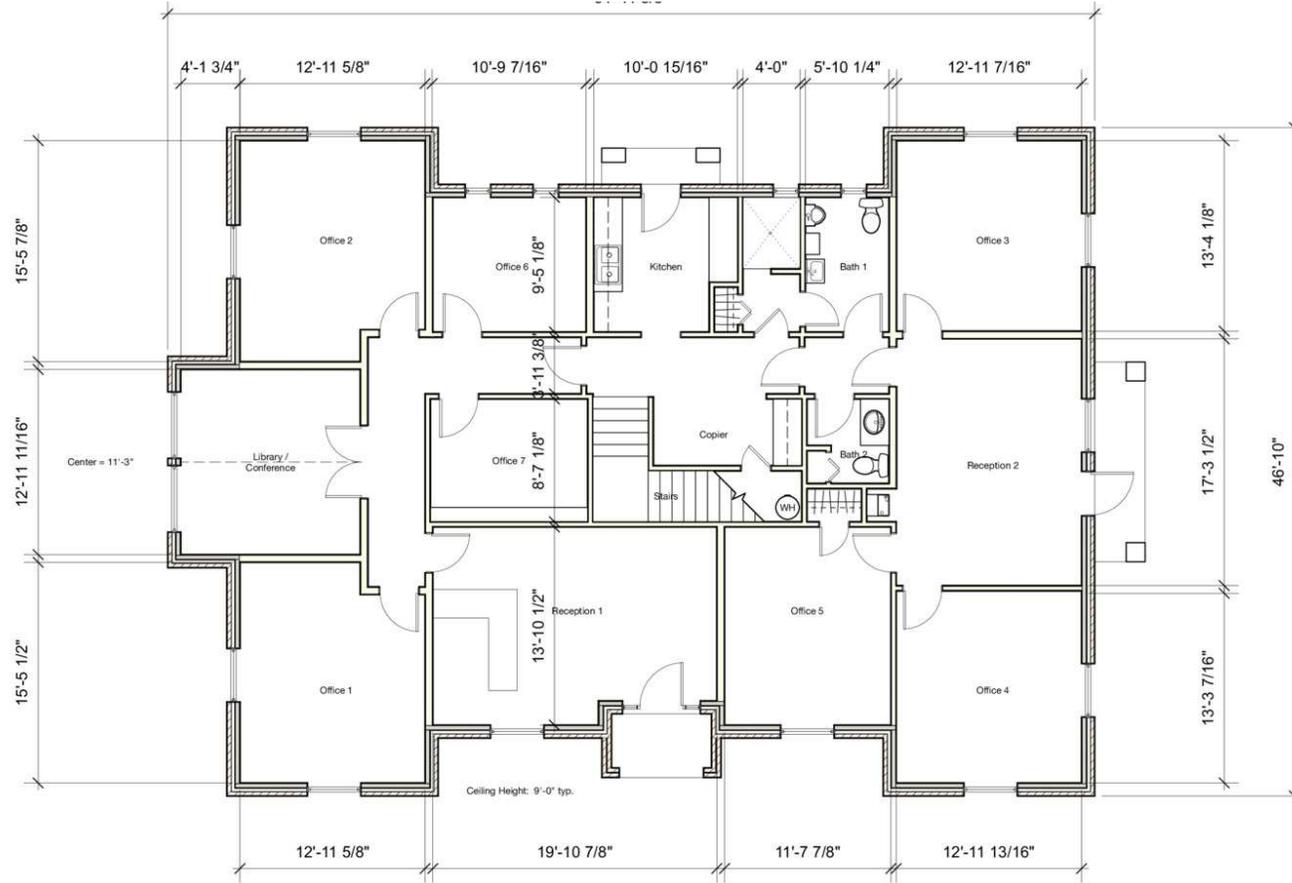
Stirling Properties is pleased to list this exceptional opportunity to own a highly visible commercial property at a signalized intersection on bustling US Hwy 98 in Walton County. Located steps from Silver Sands Premium Outlets—with over 110 stores and over 3.5M visits a year—and within two miles of Sandestin Beach Resort, this building offers premium exposure in a high-traffic area with over 53,000 vehicles per day on Highway 98.

Perfectly suited for a professional office, service-based business, or retail use, the property features 2,647 SF on the main level and an additional 720 SF upstairs with prominent monument signage fronting Highway 98. The flexible layout includes multiple private offices, reception areas, a conference room, a work area, and a break room—ideal for a wide range of commercial users.

Positioned in one of the most desirable commercial corridors along the Emerald Coast, this property offers unmatched convenience, visibility, and potential.

OFFERING SUMMARY

Price/SF:	\$532.68
Lot Size:	0.61 Acres
Building Size:	3,473 SF
Zoning:	COM



1 First Floor Plan
P1 Scale: 1/8" = 1'-0"

AREA TABULATION

First Floor:	2,647 s.f.
Second Floor:	720 s.f.
Porches:	106 s.f.
Total:	3,473 s.f.

30 South Shore Drive
Miramar Beach, Florida

Floor Area
07/13/24

BLACKMON ROGERS
ARCHITECTS LLC



PROPERTY HIGHLIGHTS

- Prime Signalized Corner: Excellent visibility at South Shore Dr and Hwy 98, with monument signage and 53,000+ VPD.
- Retail & Resort Proximity: It is steps from Silver Sands Outlets (110+ stores and 3.5M + visitors a year) and under two miles from Sandestin Beach Resort.
- Versatile Layout: 2,647 SF on the main level + 720 SF upstairs with offices, reception, conference room, and breakroom.
- High-Growth Market: Positioned in a booming corridor near national retailers, resorts, and upscale residential communities.
- Turnkey Opportunity: Well-maintained interior—ideal for owner-users or investors seeking immediate use or lease-up.

SHAWN MAXEY

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JARED JACKSON

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SUBJECT PROPERTY

\$3,500 VPD

9,400 VPD

Tom Thumb

Culver's

CVS

Alvin's Island

Ice Cream

Comfort Inn

Cherry Coffee

Acme MEZCAL

Waffles & Coffee

CIRCLE K

AVID STORAGE

BAY BREEZE PATIO

UPS

WHEELS PAID

Kilwins

FNBT BANK

SEASCAPE

ups

PIZZA CONNOR'S

Sun's

CANDLEWOOD SUITES

Melting Pot

ACE Hardware

Thai Cuisine

PIZZA CONNOR'S

WHATABURGER

CIRCLE K

VANS TOMMY HILFINGER NIKE SAS Locker Room by Lids GNC Columbia

THE LINKS

Levi's RACK ROOM SHOES LACOSTE COACH CK NAUTICA J-CREW Samsontite francesca's

Starbucks

Bistrology

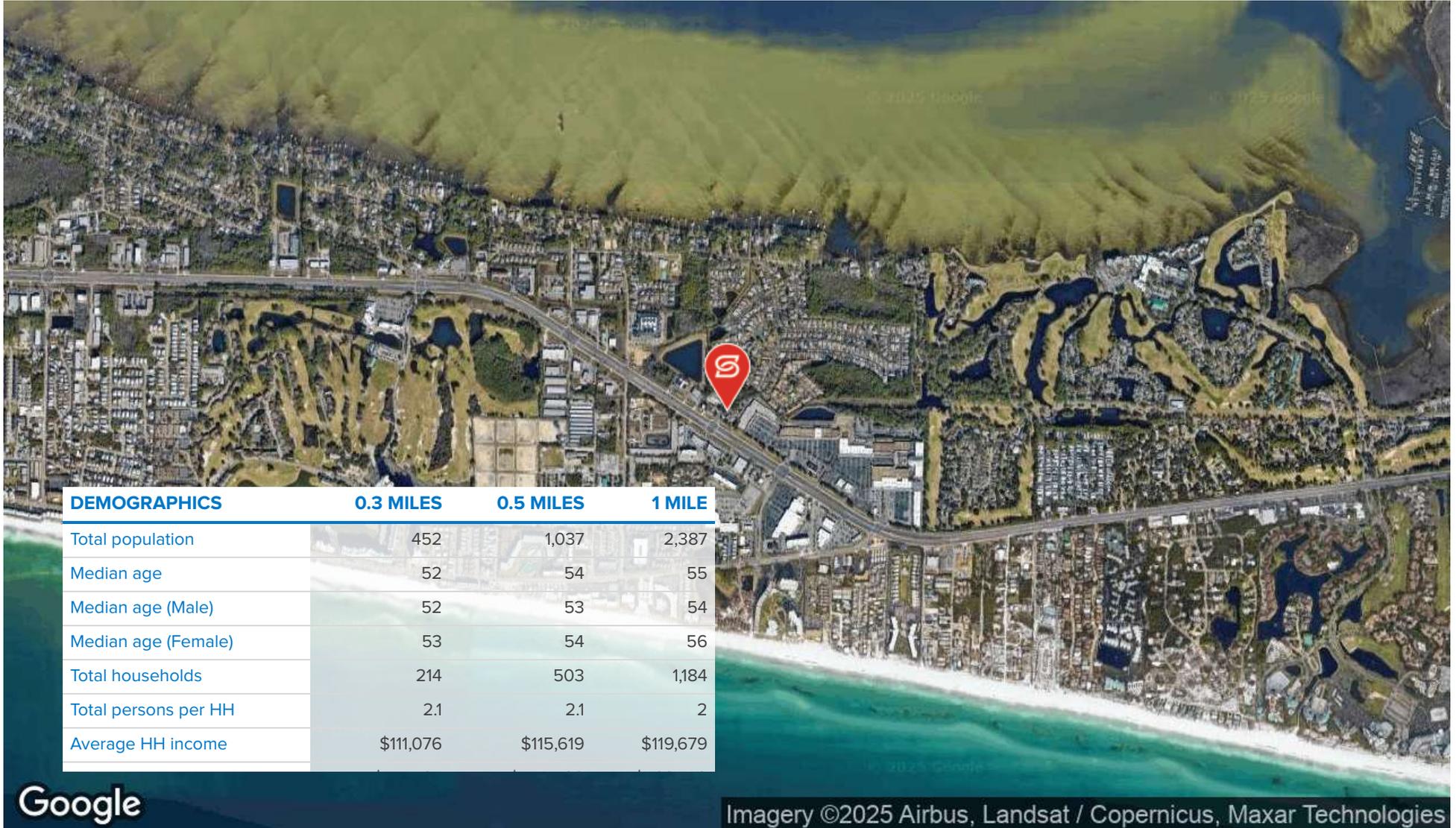
Tom Thumb

DOLLAR GENERAL

COAST FURNITURE

Winn-Dixie WAFFLE HOUSE Auston's Pizza Skipper's FIVE GUYS CVS

stirling



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total population	452	1,037	2,387
Median age	52	54	55
Median age (Male)	52	53	54
Median age (Female)	53	54	56
Total households	214	503	1,184
Total persons per HH	2.1	2.1	2
Average HH income	\$111,076	\$115,619	\$119,679

Google

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