



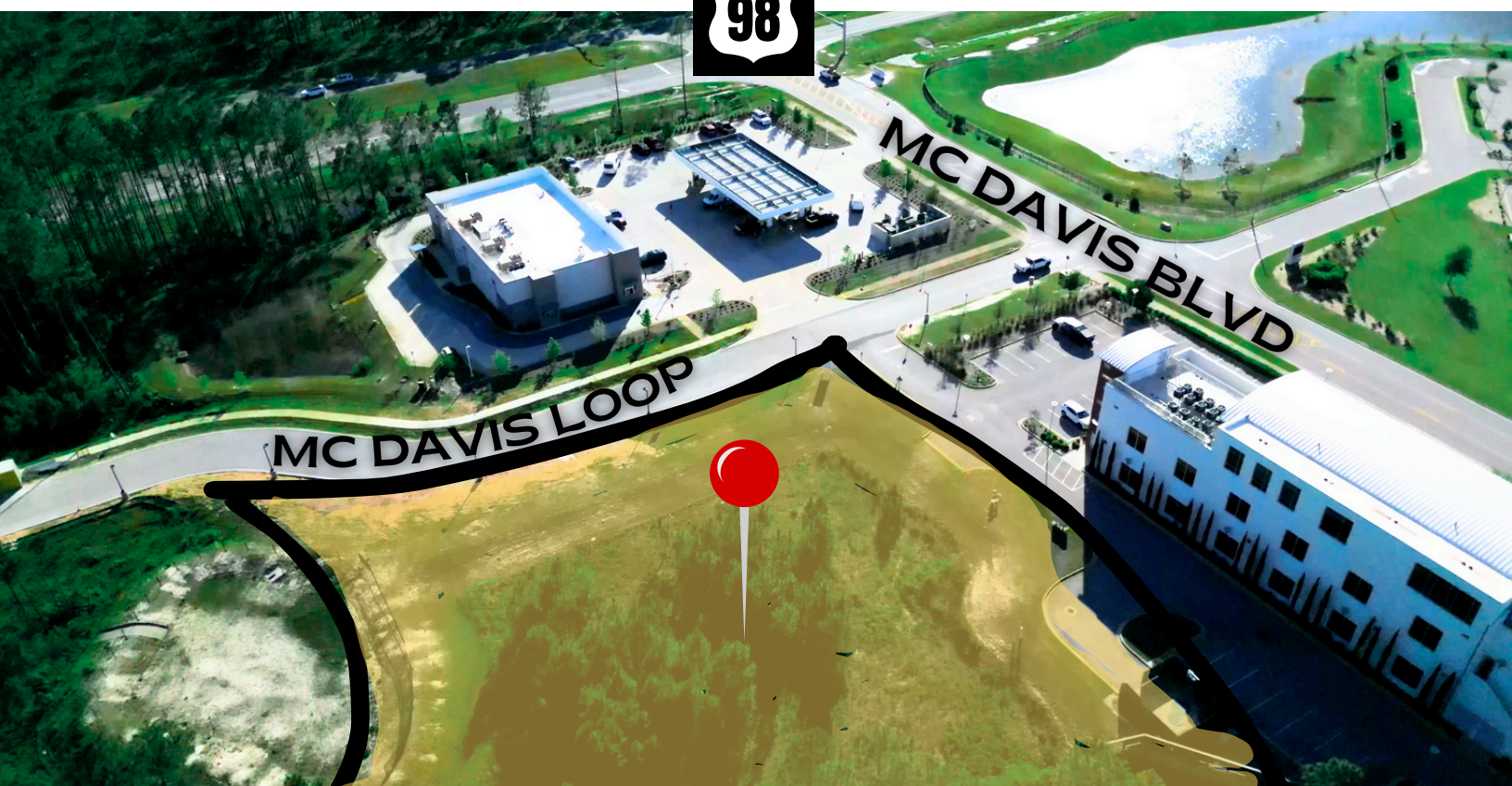
RODOS
REALTY PARTNERS

SANTA ROSA BEACH, FL

0.95 Acres

PARCEL AVAILABLE

RIGHT OFF OF SIGNALIZED INTERSECTION AT
US 98 AND MC DAVIS BLVD



Parcel #: 05-3S-18-16000-001-0026

IN HIGH BARRIER TO ENTRY MARKET, MIXED-USE
PLANNED UNIT DEVELOPMENT
(PUD)

FOR GROUND LEASE OR BUILD-TO-SUIT



RODOS
REALTY PARTNERS

LOCAL BUSINESSSS

MAP BY CATEGORIES

Entertainment & Events	A	Mingle 30A (event space)
Finance & Legal	B B1	Capital City Bank John Hodges (business financing)
Apparel & Boutiques	C C1	CoastHippie Margaret Ellen Bridal
Food & Beverage (Non-Brewery)	D D1	Burger King Wild Coast Coffee
Health & Wellness Services	E E1 E2	Well Health & Chiropractic/ Offices & Suites Hope Counseling Ain't Life Cool 30A (wellness boutique)
Community, Institutional & Nonprofit	F F1 F2	Dune Lakes Elementary School Apostles By-the-Sea Anglican Church Hope Panhandle Corporate Office
Industrial & Light Production	G G1 G2 G3	Distillery 98 Idyll Hounds Brewing Company Grayton Beer Company Extra Space Storage
Salons & Grooming	H H1 H2 H3	Love Salon 30a HairON30a The Humbleman Province & Grooming Council Blush Beauty Lounge
Construction, Design & Home Services	I I1 I2 I3	Drifthouse Design The ProBuilt Company K&J Design Group Endless Summer Outdoors (landscaping)
Fitness, Sports & Recreation	J J1 J2 J3	Momentum Fitness Santa Rosa Beach Aerial Arts Bayside Pickleball Club Walton Sports Complex
Retail (Grocery, Home Goods & Supplies)	K K1 K2 K3 K4	Walmart Neighborhood Market Tom Thumb (convenience store & gas station) Mobile Appliance Furniture Phoenix Surfaces (countertops & surfaces) The Paint Shop Benjamin Moore
Residential & Vacation Rentals	L L1 L2 L3 L4 L5	Seaview APTS 30A Escapes Vacation Rentals The All Seasons Collection 30A Royal Destinations 30A Beach Girls (rental services) 30A Cottages



500 FT

Parcel Highlights

3 Miles from the Gulf



Dunes Lake PUD Users

- Dune Lakes Elementary School
- Walton Sports Complex
- Walmart Dunes Lake Neighborhood Market
- Cumberland Farms convenience store/gas station
- Seaview Apartments (284 units)
- Two commercial office buildings (40,000 sf)

Other Key Notes

- Surrounded by a hotspot of high-end vacation rentals
- Potential Uses: Retail, medical office, and general office
- Located in a high-income, family-oriented neighborhood
- Already approved for a 75,000 sq ft climate controlled self storage, or suitable for commercial or light industrial use.



DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	~12,000	~22,000	~30,000+
Households	~4,500	~8,500	~12,000+
Average Household Income	~\$150,000	~\$130,000	~\$120,000+
Median Household Income	~\$95,000	~\$90,000	~\$85,000+

TOURIST DATA

5.3 million visitors annually to walton county

TRAFFIC DATA



Vehicles per day on US-98
~40,500

Trip counts
700 cars in and out
of PUD per hour

