

PALMS STATION

985 US Highway 98, DESTIN, FLORIDA

**PRIME RESTAURANT
SPACE FOR LEASE
5,400 SQUARE FEET**



Leasing Contact: Rob Duncan / (850) 979-4522 / rob.duncan@centercoreproperties.com

5,400 SF Endcap Restaurant Space Available

60' of direct Highway 98 Frontage (52,000 VPD), 90' of West-Facing Frontage (Winn-Dixie Entry)

Walgreens



HOBBY
LOBBY

Winn-Dixie

US-98

52,000 VPD



NEW TRAFFIC
SIGNAL TO BE
INSTALLED
IN 2027

PALMS STATION is located in a High-Traffic Retail Submarket with Strong Shadow Anchors, Significant Residential Development



Palms Station is in heart of Destin's highest density vacation rental submarket



More than 7,500 condo, vacation rental, and hotel units are located in this submarket of Destin, with nearly all of these units located within 2 miles from Palms Station.

Palms Station is < 1 mi. from several high-density resort towers



Located at entrance to Winn-Dixie center, Highway 98 visibility with strong signage opportunity
Prominent Façade Signage area (150 lineal feet), Monument Sign panel, rotation on large 14' x 10' Video Sign



5,400 sf RESTAURANT ENDCAP SPACE AVAILABLE

60 feet of direct Highway 98 Frontage; 90 feet of West-Facing Frontage (Winn-Dixie Entry)

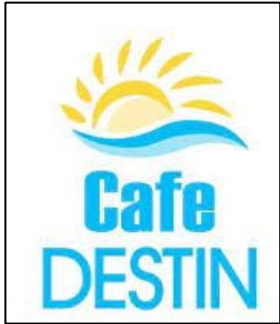


5,400 sf RESTAURANT ENDCAP SPACE AVAILABLE

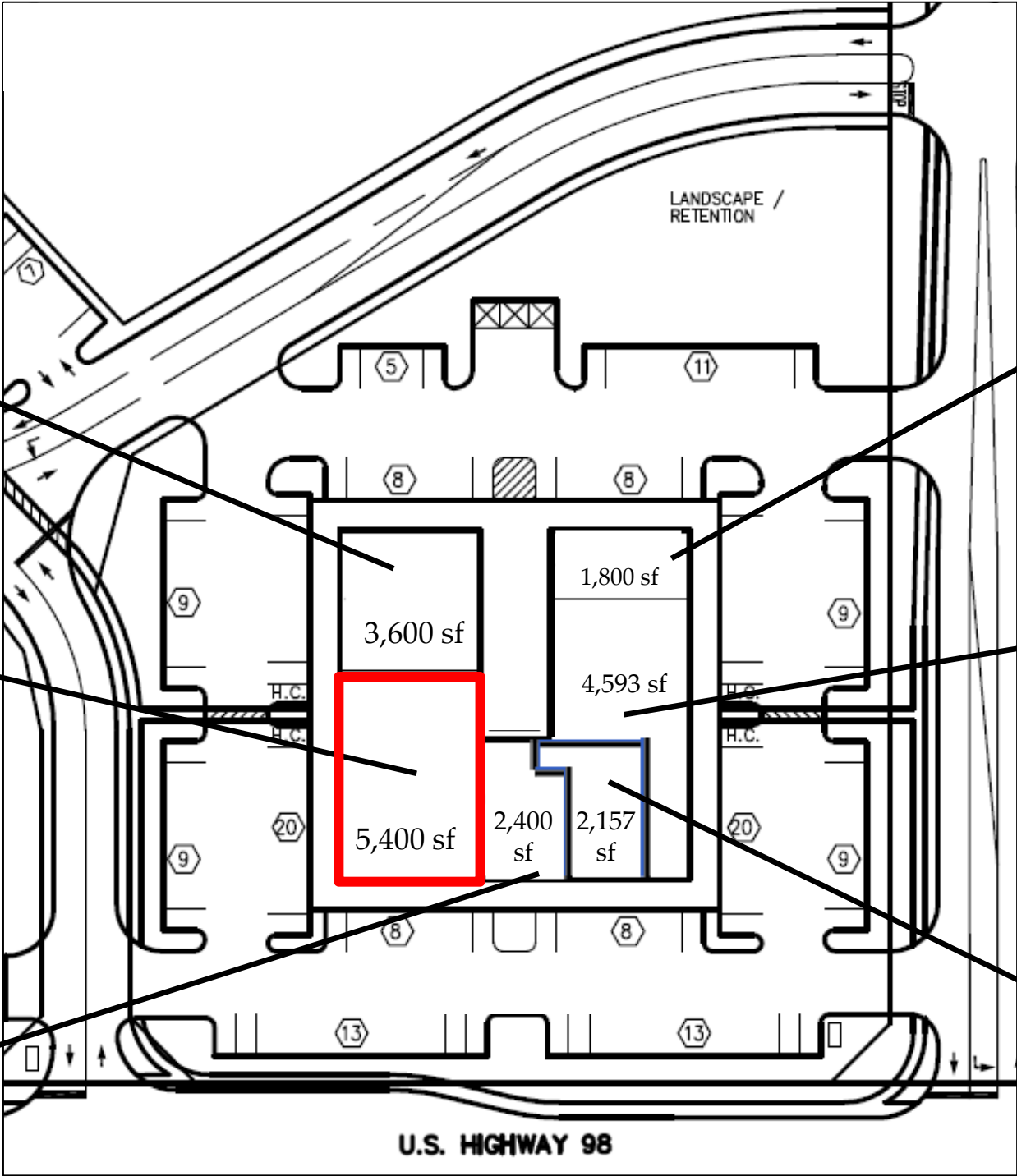
1,800 square feet of outdoor sidewalk seating available (12' wide sidewalks)



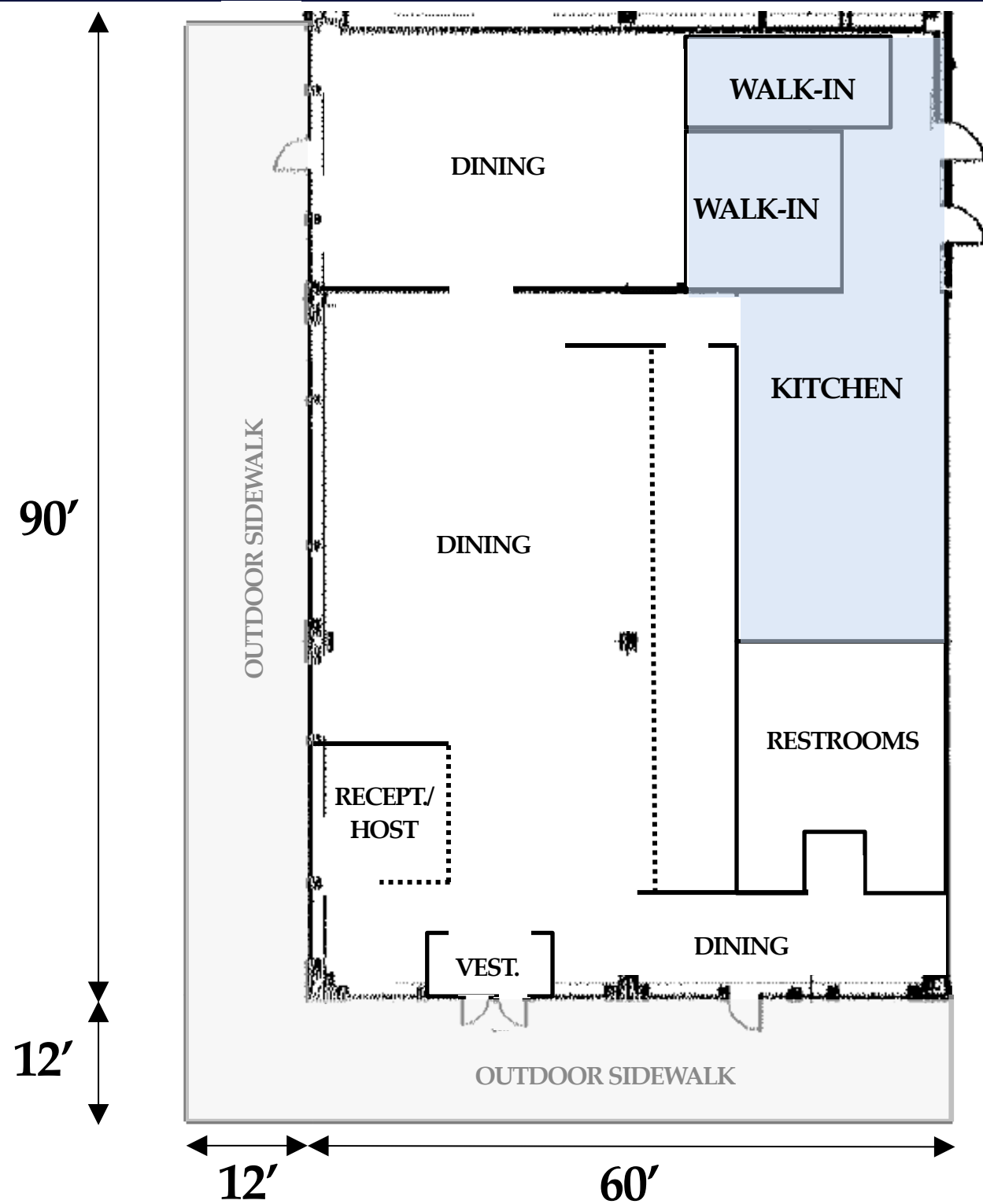
PALMS STATION
SITE PLAN & CO-TENANTS



**RESTAURANT
SPACE
AVAILABLE**



FLOOR PLAN – 5,400 SF RESTAURANT SPACE
Fully built-out with Kitchen FF&E, Hood, Walk-In Freezer/Cooler



Why Palms Station?

A TOP FLORIDA TOURIST DESTINATION – The Destin-Fort Walton Beach area attracts 8 million annual visitors and is ranked second in all of Florida for being a top destination for vacationers traveling by automobile. The tourism season spans March-October, with increasing off-season visitors and year-round residents.

HIGH-GROWTH MARKET – The Destin MSA is one of the fastest growing MSAs in the country; population within a 5 mile radius of the property increased by 25% between 2010 and 2022, providing a growing base of permanent residents/customers, with average household income of \$118,000. The Destin area was named in the Top 10 “Recession Resistant Cities for Real Estate” by Forbes.

HIGHEST-DENSITY SUBMARKET – Palms Station is located in the heart of Destin’s tourist zone, with over 7,500 condo/hotel units within a 2 mi. radius, and at only access/egress point to Holiday Isle (1,347 units; no/few restaurants permitted). 288 luxury apartments were built nearby in 2020, and 66 townhomes are under construction.

PRIME LOCATION – Palms Station is shadow anchored by Winn-Dixie and is located along US Highway 98, the Emerald Coast’s primary highway (52,000 VPD), with 150 feet of frontage. Traffic signal to be installed at southeast corner of property in 2027.

FULLY BUILT-OUT RESTUARANT SPACE w/ ABUNDANT OUTDOOR DINING – Restaurant infrastructure and FF&E in-place (available from prior tenant). Outdoor dining opportunity w/ 12’ sidewalk dining along ~150’ of frontage.

HIGH-VISIBILITY SIGNAGE OPPORTUNITY –

- 60 feet directly facing Highway 98, 90 feet facing Highway 98 and Winn Dixie shopping center
- Rotation on center’s large 14’ x 10’ video sign, 3’ x 6.5’ panel on center’s monument sign

