



NOT TO SCALE

FORT WALTON BEACH, FL

HOLIDAY ISLE TOWERS
HOMEOWNERS

30-A &
ROSEMARY BEACH, FL

EMERALD TOWERS

SUNDESTIN BEACH RESORT

JADE EAST TOWERS

PELICAN BEACH
RESORT CONDOS

DUNES OF DESTIN
PRIVATE BEACH

TIDES OF DESTIN

SCENIC HWY 30A ($\pm 52,000$ VPD)

BIG KAHUNA'S WATER &
ADVENTURE PARK

THE TERRACE AT PELICAN BEACH



WAFFLE
HOUSE

Chick-fil-A

STARBUCKS

Winn-Dixie

Walgreens

HOBBY
LOBBY

Target

Destin Executive
Airport Plaza

Regus™

LYNX FBO AT DESTIN
EXECUTIVE AIRPORT

- 5,000 FT RUNWAY
- FULL SERVICE AMENITIES



JSX

BRAND NEW 10-YEAR STNL / COASTAL FLORIDA
DESTIN EXECUTIVE AIRPORT PLAZA

1012 Airport Road, Destin, FL 32541 In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597

BLVD

Real Estate
Investment
Co.



DESTIN EXECUTIVE AIRPORT PLAZA

1012 Airport Road, Destin, FL 32541

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The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

PRICING, HIGHLIGHTS & PROPERTY SPECIFICATIONS

PRICING

Price:	\$3,317,000
Net Operating Income:	\$265,377
Cap Rate:	8.00%

INVESTMENT HIGHLIGHTS

- **Brand new 10-year absolute NNN lease** - No landlord responsibilities whatsoever
- **Strong / National Tenant - Micro Suites USA managed by Regus**, which has thousands of locations in over 120 countries, with a global network of workspaces that has created a business community of 2.5 million people.
- **Well-kept / High quality building - No deferred maintenance**
- **Strong location directly adjacent to Destin Executive Airport**, a general aviation airport providing FBO services and private jet service
- **Boasts high visibility along Airport Road** in a dense office corridor
- Located near multiple national retailers such as Target, UPS, Chick-Fil-A, CVS, Crumbl Cookies, Hobby Lobby, Walmart, Publix and more
- 1 Mile From Downtown Destin, a major vacation and tourism destination seeing 4.5 million annual visitors
- 2 Miles From Destin Beach access and multiple conference centers, hotels and beach resorts in Destin
- 15 Miles From Eglin Air Force Base, The Largest Air Force Base in the world and a major command base with over 19,000 personnel, and 16 miles from Hurlburt Field Air Force Base, With 7,900+ active duty and 17,00+ civilian employees
- **Strong Demographic / Affluent Location** - The average household income is \$116,457 within a 3-mile radius
- Florida's Emerald Coast is a major economic driver in the state due to a combination of tourism, vacation homes and military bases, contributing billions to the economy

PROPERTY SPECIFICATIONS

Address:	1012 Airport Road, Destin, FL 32541
Building Size:	4,500 SF
Land Area:	16,553 SF (0.38 AC)
Year Built:	2006
Type of Ownership:	Fee Simple
APN:	00-2S-22-1615-0000-0CA0
Traffic Counts:	Airport Road: 10,000 SF

DEMOGRAPHICS

Source: Costar.com	1 Mile	3 Miles	5 Miles
Population	9,653	22,635	29,421
Average HHI	\$109,593	\$116,457	\$116,876
Employees	5,514	16,006	18,904

AERIAL



DESTIN CROSSTOWN CONNECTOR UNDER CONSTRUCTION



DESTIN CROSSTOWN CONNECTOR DETAILS

The Crosstown Connector project will be a new roadway in Destin extending from Benning Drive to Beach Drive.

"Once this connection between Azalea Drive and Legion Drive is made, there will be a continuous alternative to US 98 from Stallman Ave to State Road 293," said Jessica Golema, Project Manager at Atkins.



PROPERTY PHOTOS



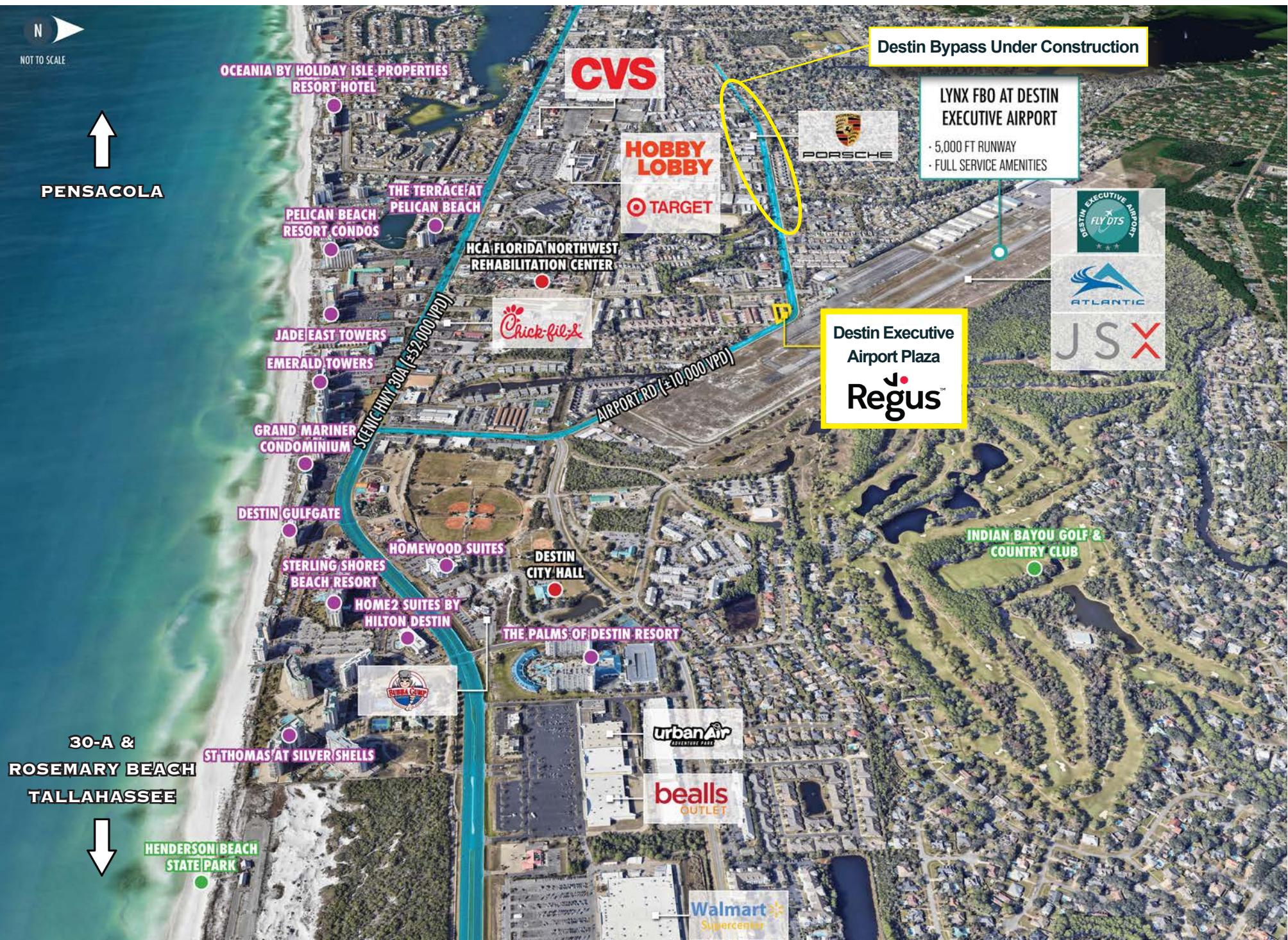
AERIAL

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NOT TO SCALE



PENSACOLA



RENT ROLL

Tenant	Size (SF)	Monthly Base Rent	Base \$/SF	Increases	Lease Start	Lease Expires
Micro Suites USA LLC	4,500	\$20,515	\$4.56	2% Annually	12/1/25	12/31/35



TRANSACTION SUMMARY

Estimated Operating Information

Gross Potential Rent	\$246,180	
Plus Sign Rent	\$19,200	
Plus Addl Rent	\$51,552	
Effective Gross Income	<u>\$316,932</u>	
Less Expenses	<u>(\$51,555)</u>	
Net Operating Income	\$265,377	
 Price / Cap Rate	 \$3,317,000	 8.0%

Destin, FL

Destin, FL has a good commercial real estate market, particularly driven by its strong rental economy, lifestyle appeal, and consistent demand for hospitality and retail sectors. The overall market remains active, with strong fundamentals supporting investment in areas like multifamily, industrial, retail and hospitality.

Strengths of the Destin Market

Strong rental economy: The area's popularity as a tourist destination creates high demand for rental properties, which is a strong foundation for commercial real estate investment.

Lifestyle appeal: Destin's popularity is linked to its beaches and lifestyle, which continues to drive demand for real estate, including commercial properties that support tourism and residents.

Active sectors: The hospitality and retail sectors are holding strong due to consistent demand from both tourists and locals. The industrial and multifamily sectors also show potential.

Steady market conditions: Recent market updates indicate a healthy and consistent market, with active buyers and sellers, and predictable pricing, suggesting stability for investors (as of October 2025).

Destin, Florida, receives top rankings across several categories, with consistent acclaim for its stunning natural beauty, particularly its beaches and golf courses.

#1 Beach in Florida: US News & World Report ranked Destin as the top beach in Florida based on user votes and expert opinion on aesthetics, atmosphere, and convenience.

#17 Best Place to Visit in the USA: For 2023-24, US News ranked Destin 17th out of the top 20 places to visit in the United States.

"World's Luckiest Fishing Village": Destin earned this nickname due to its large and well-equipped fishing fleet.

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