



FOR SALE

FORMER RESTAURANT

1063 HIGHWAY 98 E • DESTIN, FL 32541



Property Overview

HIGHLY VISIBLE SITE

Destin, known for beautiful beaches and a busy tourist destination, this 1.22 acre site is located along the highly trafficked retail corridor that runs through the City of Destin. The former freestanding restaurant is 2,643 sq. ft is conveniently located at a signalized intersection. The site is less than a 10 minute drive to the Destin Harbor Boardwalk, one of the most highlighted attractions in Destin. Highlights include:

- Zoned: TCMU - Town Center Mixed Use
- Drive-thru
- Built in 1996
- Outdoor Seating
- Frontage: ±178' on U.S. 98
- 4.5 million people visit Destin annually



Property Photos



Demographics

*2020 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	MEDIAN HH INCOME	TOTAL HOUSEHOLDS	MEDIAN AGE
1 MILE	3,487	6,881	\$81,890	1,578	38.2
3 MILES	16,417	26,619	\$86,021	7,149	43.7
5 MILES	20,897	33,200	\$86,827	9,172	45.0
5 MINUTES	9,365	17,655	\$83,584	4,324	41.6
10 MINUTES	20,927	33,365	\$86,587	9,215	45.1
15 MINUTES	30,975	48,498	\$84,267	13,750	46.8



BUSINESSES (3 MI)

- 1,986

EMPLOYEES (3 MI)

- 15,725

MAJOR EMPLOYERS

- Fort Walton Beach Medical Center
- Okaloosa County BCC
- Lockheed Martin

MAJOR TRAFFIC GENERATORS

- Destin Commons
- The Shoppes Ninety Eight Palms
- Walmart

AREA HOTELS

±29 Hotels / ±3,345 Rooms



22,500

293

Choctawhatchee Bay

HarborWalk Village

Destin BOARDWALK

THE SHOPPES AT 98 PALMS

target

HOBBY LOBBY

OLD TIME Pottery

DOLLAR GENERAL

PALM STATION Winn-Dixie

SITE
1.22 Ac

PARADISE KEY AT KELLY PLANTATION

THE FRESH MARKET

Marshall's

HomeGoods

OSAKA

PARADISE KEY AT KELLY PLANTATION

Publix

ROSS DRESS FOR LESS

five BELOW

BED BATH & BEYOND

WINE WORLD

DESTIN COMMONS

belk

WHOLE FOODS MARKET

amc

Spicy Treats

Rooms TO GO

BAM!

Uncle Buck's FISH BOWL & GRILL

EL JALISCO

WOB WORLD OF WEE

Broken Egg Cafe

Walmart

LONGHORN STEAKHOUSE

Destin Harbor

MARAHATILE

AJ's

DEWEY DESTIN'S

BOATHOUSE

BOSHAMPS

HARBOR DOCKS

BIG KAHUNA'S

WAFFLE HOUSE

THE TRACK FAMILY FUN PARKS

Best PORN

EMERALD COAST CENTER

bealls OUTLET

DICK'S SPORTING GOODS

urbanAir

DOLLAR TREE

FUDPICKEES

Henderson Beach State Park

CRYSTAL BEACH PLAZA

BARNES & NOBLE

OUTBACK STEAKHOUSE

MILLER'S ALE-HOUSE

SHOPPES AT PARADISE ISLE

BEST BUY

BIG LOTS!

Michael's

PETSMART

SHOE STATION

ULTA

Office DEPOT

Olive Garden

LOCKER BARBERS

Gulf of Mexico



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The logo for CBRE, consisting of the letters "CBRE" in a bold, black, sans-serif font.