

# Flex Industrial/Showroom Space Available

Available Space Opportunities  
from 1,500 SF to 20,000 SF

13295 Business 331  
Freeport, FL 32439

**PHASE 3 LEASING NOW!**

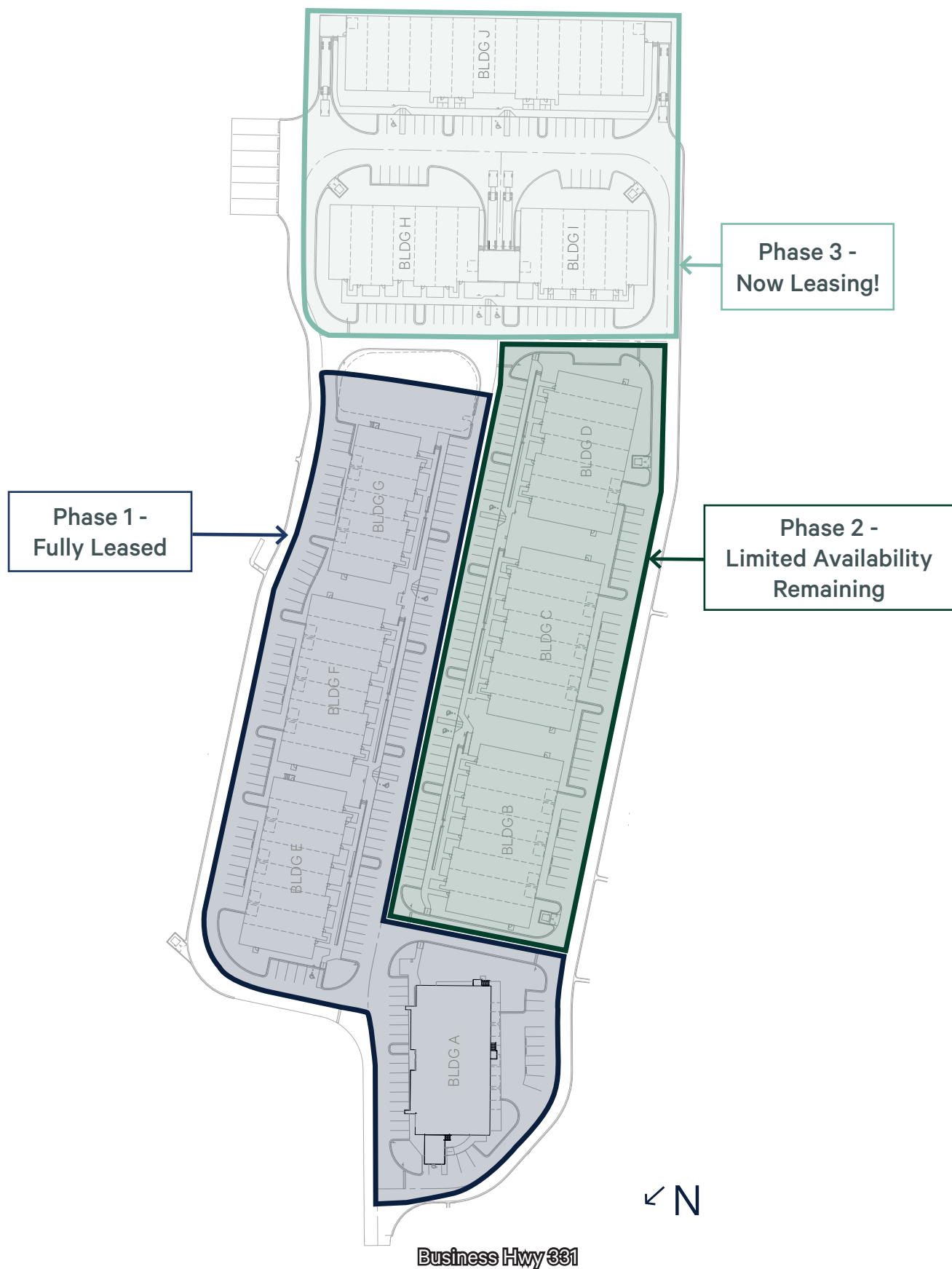


## Highlights

Lafayette Creek Commerce Park is a great location for storage and distribution of building construction products, food & beverage goods, light manufacturing/fabrication, subcontractors, and other local & regional business service and distribution requirements. The park's location is convenient to serve the beaches submarkets of South Walton, Destin and Panama City Beach, and the immediately surrounding Freeport/DeFuniak Springs markets in the north part of the County, which are rapidly expanding as the primary bedroom communities serving the affluent Beach markets.

- + Multi-building, 122,000 SF flex industrial park
- + Dock-high and grade level access
- + Perfect for a variety of commercial business services, including light fabrication and assembly, storage and distribution of building supplies, food & beverage, and other commercial goods.
- + Competitive lease terms starting at \$16.50/SF base rent; Call for additional information!
- + In the heart of Walton County, the 4th fastest growing county in the US

## Site Plan



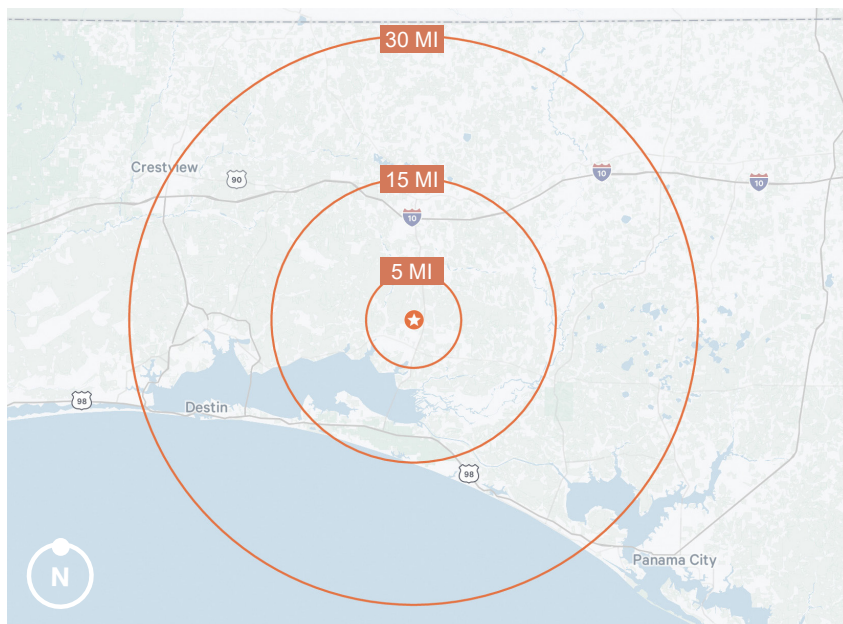
## Lafayette Creek Commerce Park

13295 Business 331 | Freeport, FL 32439

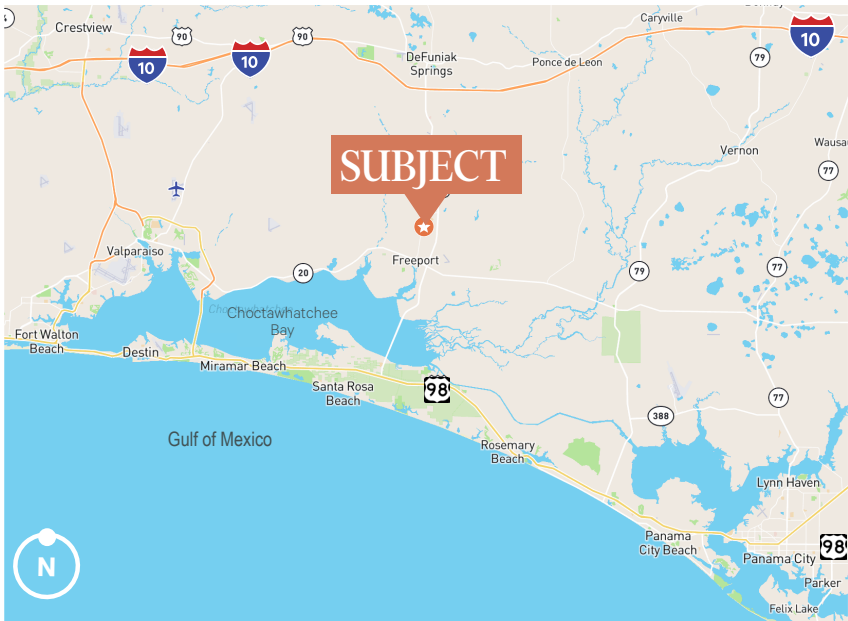
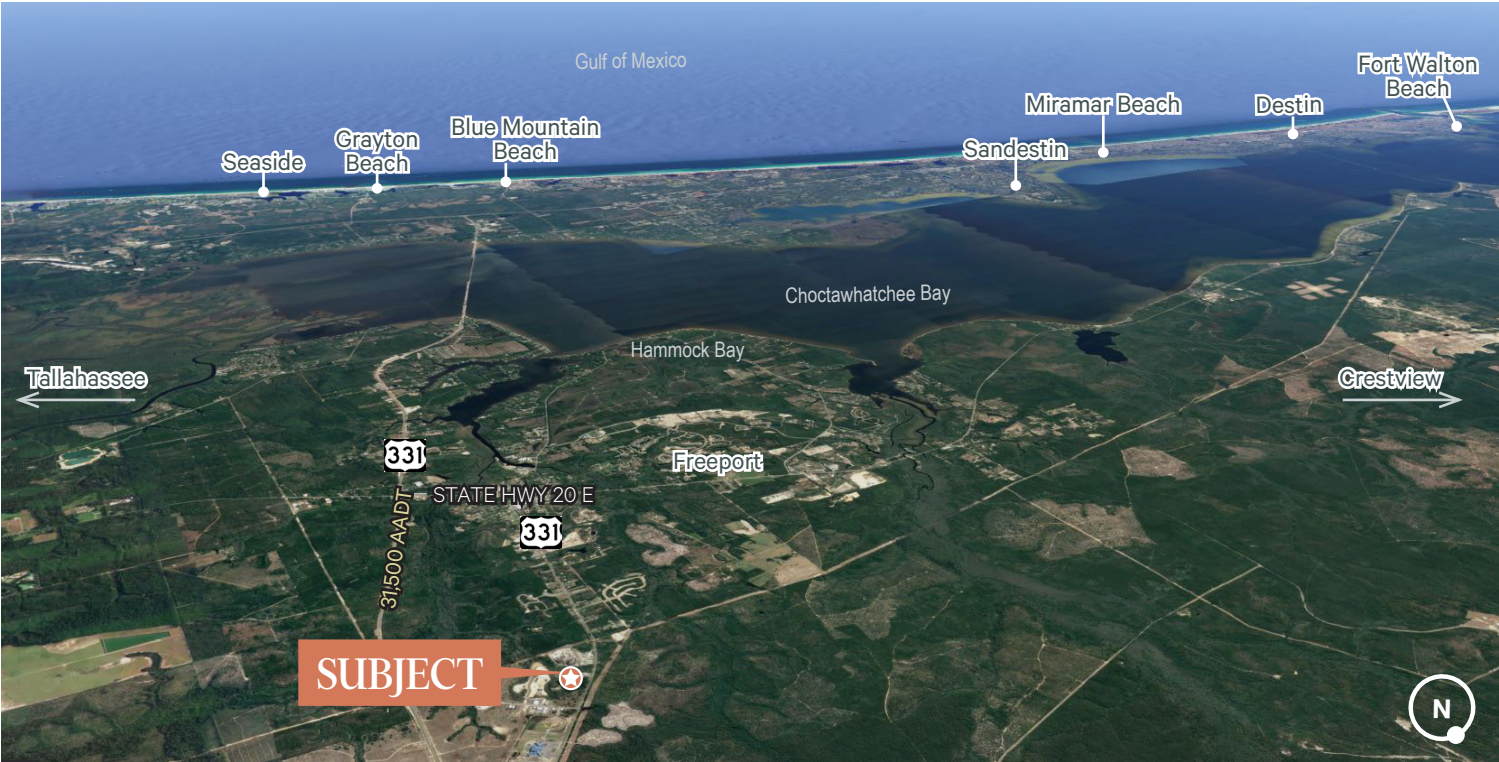


## Centrally Located and Convenient to the Entire Emerald Coast Region

Located on Business Hwy 331 in rapidly growing Freeport, FL, with convenient access to US Hwy 331, Interstate 10, and State Road 20, the major transportation routes serving Walton County, the Emerald Coast and the entire Florida Panhandle. Ideally positioned to easily access both the growing Beaches submarkets and the immediately surrounding Freeport/DeFuniak Springs markets in the north part of the County. In the heart of Walton County, the 4th fastest growing county in the US, known for its famous white sand beaches, clear emerald waters of the Gulf of Mexico, and its new urbanist resort communities found along the Beaches of South Walton.



| Demographics                            | 5 mi.    | 15 mi.    | 30 mi.    |
|---|----------|-----------|-----------|
| 2023 Population                         | 8,302    | 54,075    | 243,895   |
| 2023 Households                         | 3,419    | 31,917    | 147,137   |
| 2023 Average Household Income           | \$98,188 | \$101,858 | \$105,739 |
| 2020-2023 Annual Population Growth Rate | 4.72%    | 3.57%     | 2.01%     |
| 2023 Businesses                         | 252      | 2,406     | 11,676    |



| Nearby Destinations     | Distance  |
|-------------------------|-----------|
| Interstate 10           | 12 Miles  |
| Beaches of South Walton | 13 Miles  |
| Niceville               | 20 Miles  |
| Sandestin/Miramar Beach | 23 Miles  |
| Destin                  | 28 Miles  |
| Panama City Beach       | 34 Miles  |
| Crestview               | 40 Miles  |
| Fort Walton Beach       | 43 Miles  |
| Pensacola               | 70 Miles  |
| Tallahassee             | 100 Miles |

Contact Us

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