

PROFESSIONAL/RETAIL SPACE

9961 E. County Highway 30A, Unit CS-7, Seacrest Beach, Florida 32461

For Sale



THE ALEXANDER

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CBRE

Property Highlights

- Rare opportunity to acquire highly desirable professional/retail space in exclusive resort community along sought-after Scenic Highway 30-A
- Open loft floor plan with finished cement floor and trendy exposed ceiling
- 3,212 sq ft; 2 units 106 & 107
- End unit with wonderful natural light and multiple entry points
- Updated exterior, recent improvements
- Located within the mixed-use Alexander Building featuring 21 residential units and 7 commercial units
- 220' of direct frontage on Highway 30A
- 100% leased, income-producing property with well-established tenants in place
- Perfect for an investor, or an opportunity for owner-occupier



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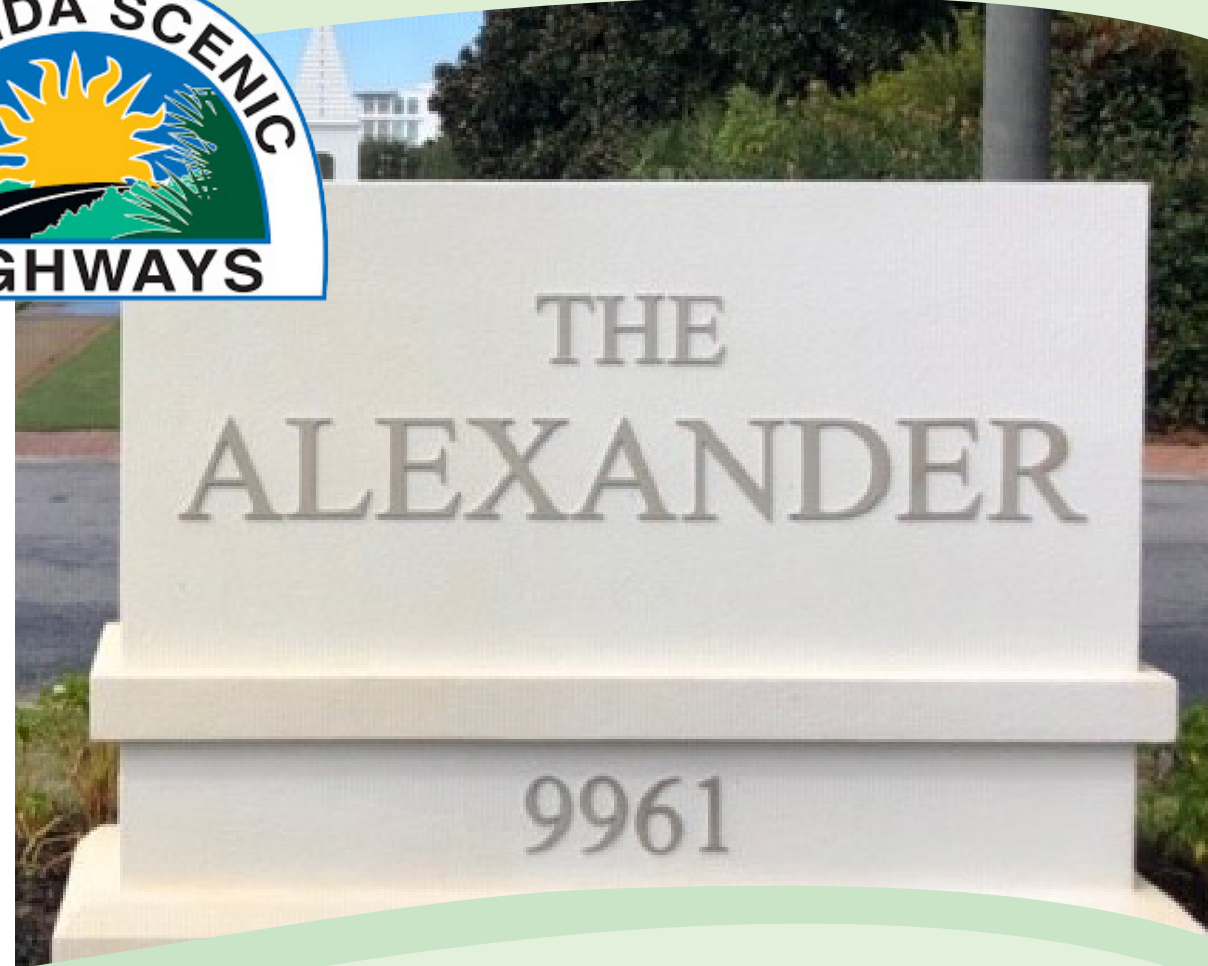
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The Alexander

Featuring world-class retail and entertainment along Florida's destination coastline, Seacrest Beach is a colorful and thriving community tucked between Alys Beach and Rosemary Beach.



Demographics	1 Mile	5 Miles	10 Miles
Population	1,052	8,798	21,543
Avg. HH Income	\$205,464	\$153,544	\$131,314
Avg. Housing Value	\$1,251,017	\$725,698	\$618,862
Housing Units	3,138	12,181	26,727
Daytime Population	2,240	9,156	23,404

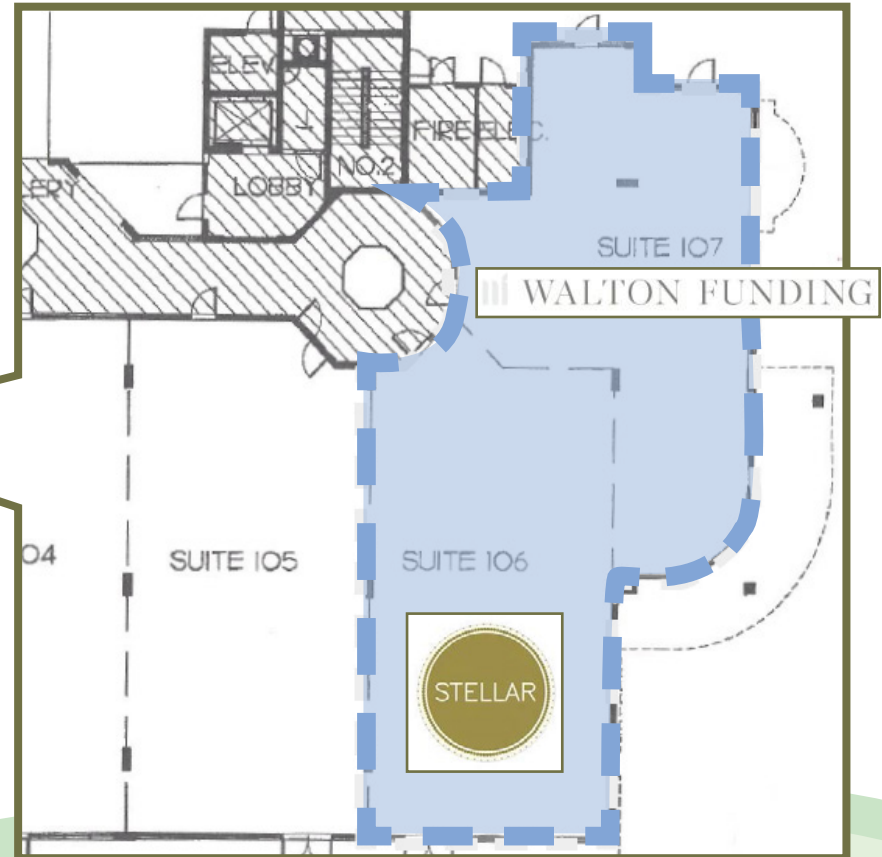
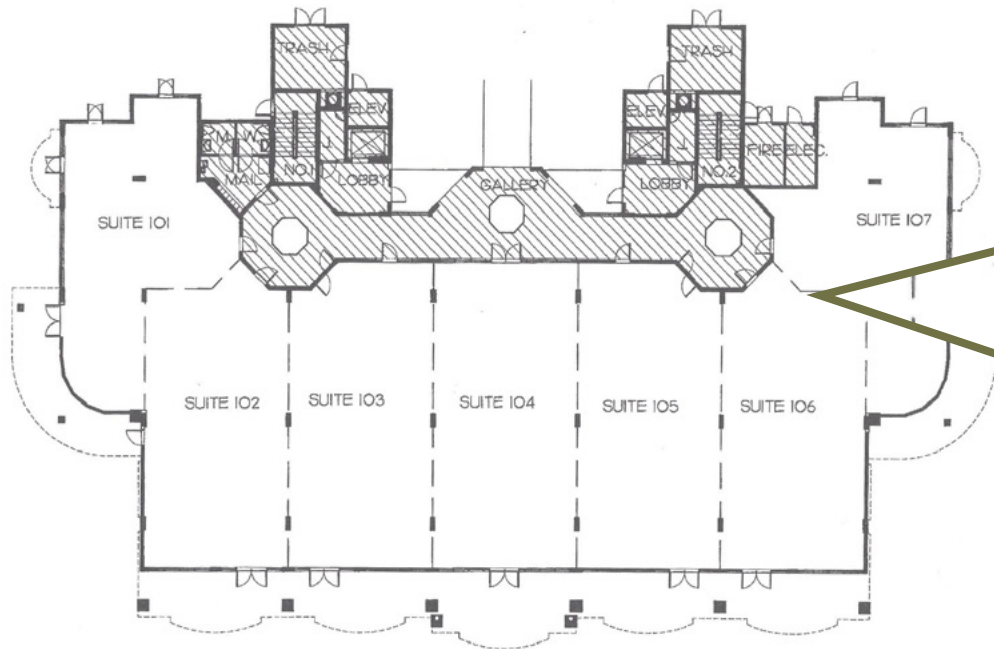


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Floor Plan



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Property Photos



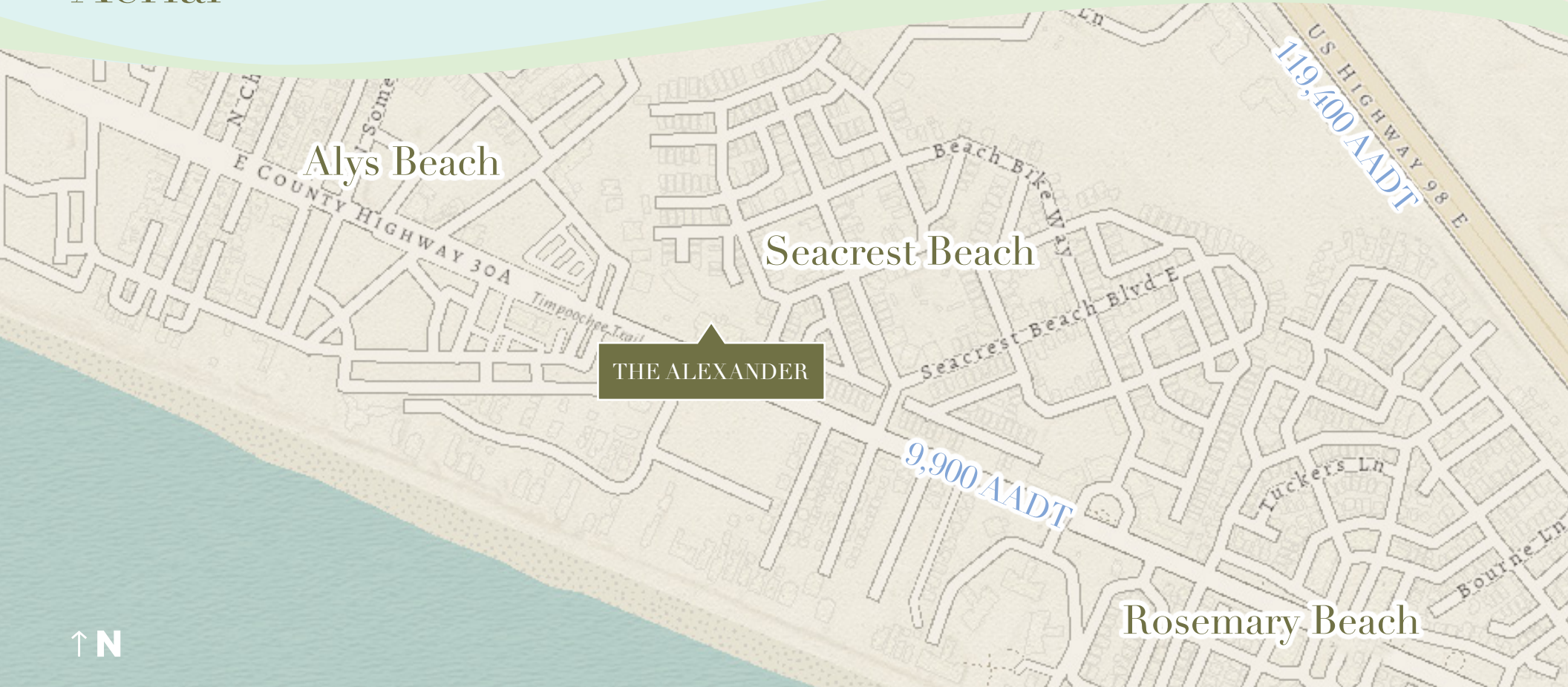
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Aerial



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