



\*Conceptual Rendering

# LIVO COMMERCE PARK

**FOR LEASE**

**1,000 SF - 5,500 SF FLEX WAREHOUSE UNITS AVAILABLE**

Palustris Road, South Walton Commerce Park,  
Santa Rosa Beach, FL 32459

**CBRE**

# THE PROPERTY



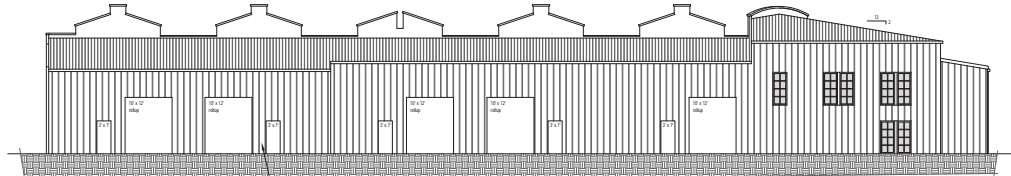
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- + Available units ranging in size from approximately 1,000 SF to 5,500 SF; entire property consists of 10,000 SF
- + Each unit includes one (1) overhead drive-in door and a flexible design to include warehouse and office space specific to tenant's needs.
- + Ideally suited for a wide variety of uses, including traditional warehouse, retail, professional services, vacation rental operations, commercial laundry services, fitness, and many more.
- + Located in the vibrant South Walton Commerce Park, just minutes from Highway 30A and the communities of Rosemary Beach, Alys Beach, WaterSound, Seaside and WaterColor.
- + Surrounded by high-income demographics and the fastest housing growth in the region.
- + Ready for occupancy Summer 2026
- + Competitive lease terms available; please inquire

# BUILDING PLAN



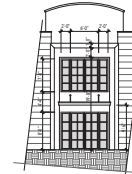
WEST ELEVATION  
1/8" = 1'-0"



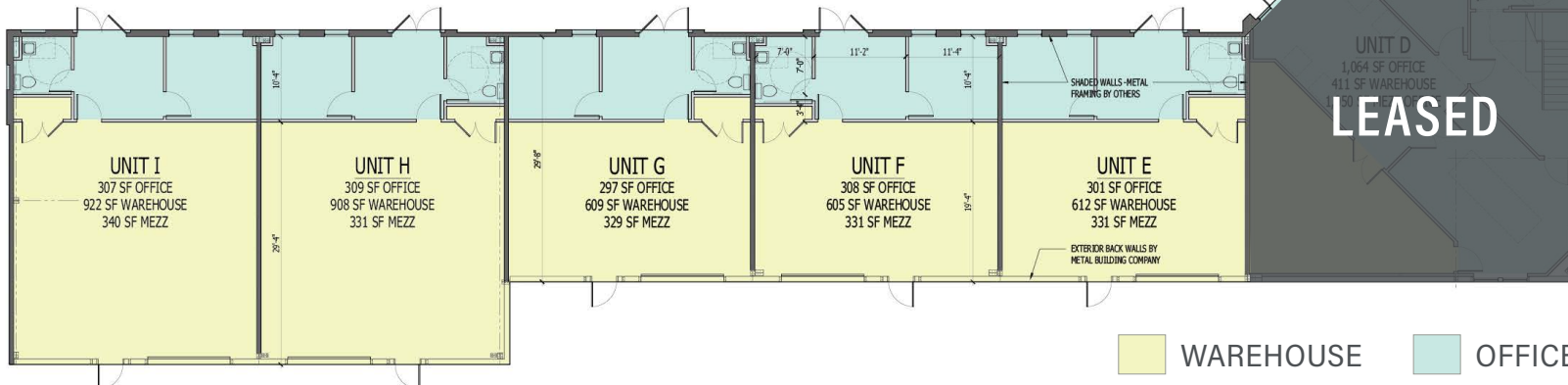
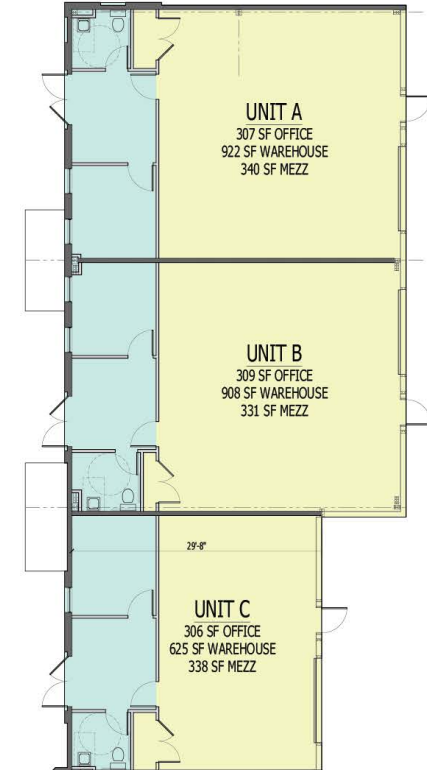
EAST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"



ENTRY ELEVATION  
1/8" = 1'-0"



WAREHOUSE
  OFFICE

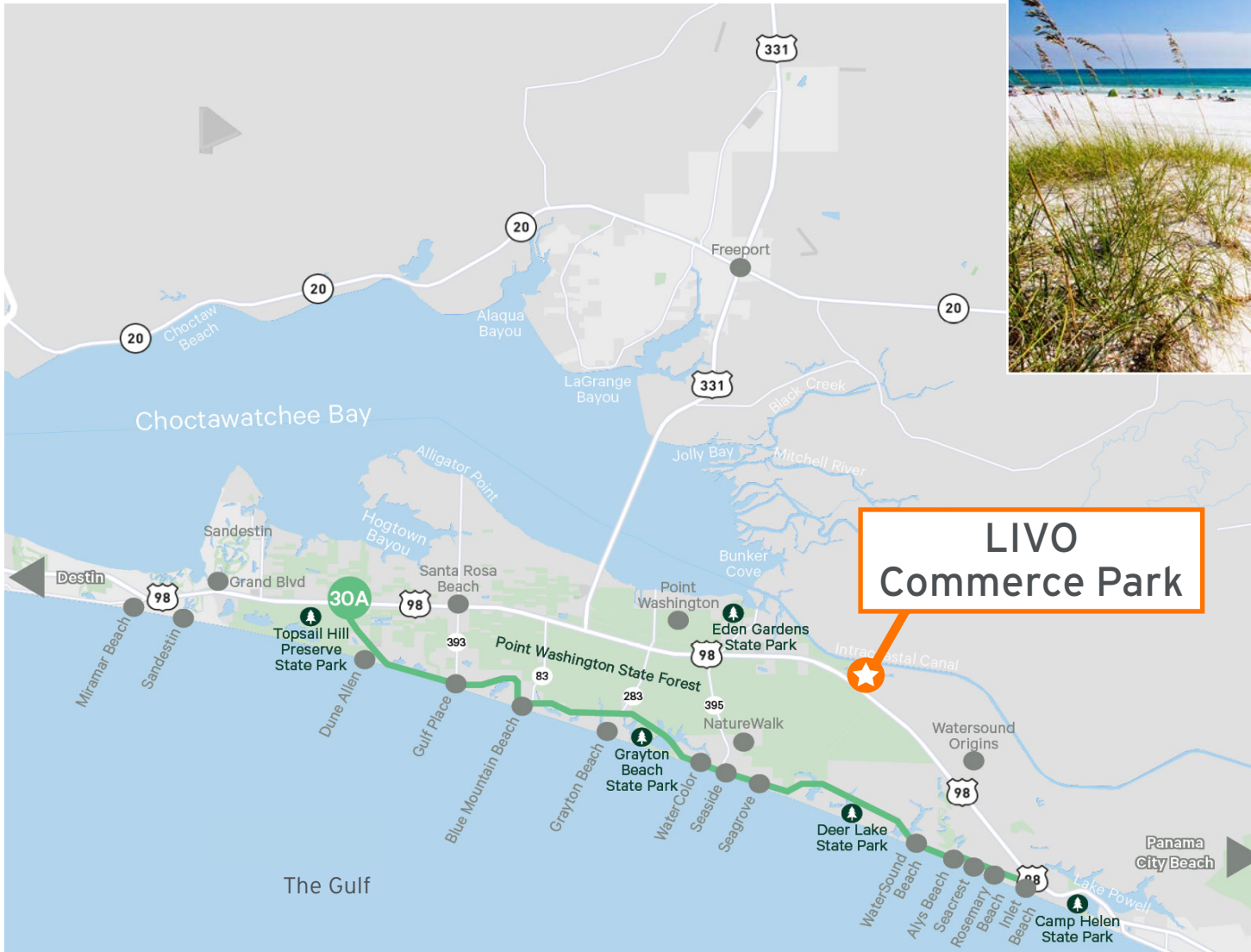
# LIVO COMMERCE PARK



The LIVO Commerce Park is a premier business and retail park located in the heart of South Walton County, just off US Hwy 98, the area's high-traffic corridor to work and play. It offers a convenient location, with the luxury resort communities dotted along the famous Highway 30A, such as Seaside, Alys Beach and Rosemary Beach, just minutes away. The park is strategically located between Destin and Panama City Beach, making it well-positioned to serve the broader market as well.

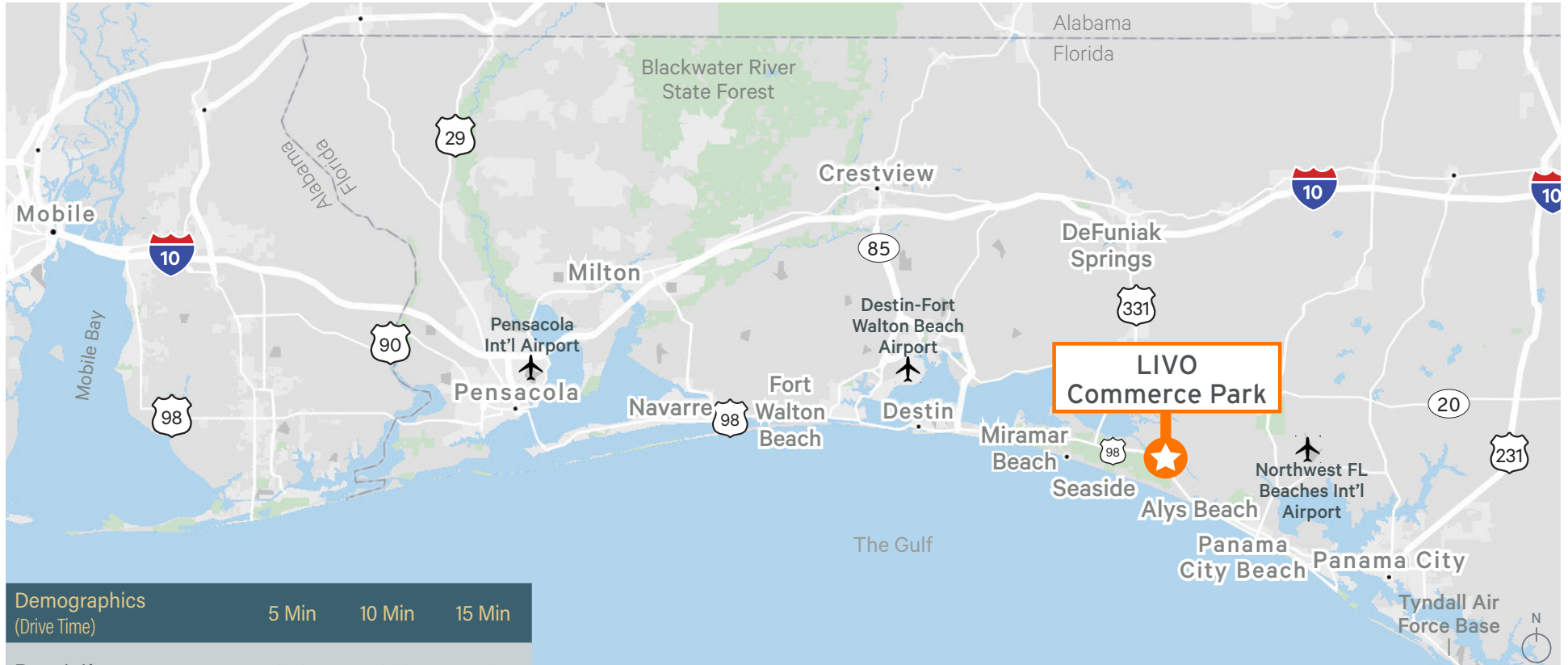
# SANTA ROSA BEACH

Santa Rosa Beach is located in the South Walton market area which is defined by the collection of unique destination beach communities along the 17 mile Scenic Highway 30A and is noted for its well-heeled visitors and residents, where average incomes and home values are among the highest in Florida. Walton County has recently been noted as the fastest growing county in Florida, and among the fastest growing counties in the entire US. While it has been known as a seasonal, destination market, the world has finally discovered South Walton and the primary full-time population is rapidly growing.



## SCENIC HWY 30A

Scenic Highway 30A is a 24 mile corridor that hugs the Gulf of Mexico coastline in Northwest Florida's Walton County. Along this breathtaking drive you will see sugar-white sand beaches, a plethora of restaurants and retail, miles of greenway trails, state parks, residential areas, and rare coastal dune lakes.



Demographics (Drive Time)	5 Min	10 Min	15 Min
Population	340	4,360	15,767
Daytime Population	302	5,710	17,743
Businesses	11	404	1,130
Housing Units	122	5,184	18,054
Average Household Income	\$240,081	\$224,779	\$185,845
Seasonal Population* <small>*(Estimated at 3.0 persons/housing unit*)</small>	366	15,552	54,162

## Contact Us

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