

Single-Tenant Net Lease Investment Opportunity

Retail



2050 West Highway 30A, Suites, 113, 114, 115,
Santa Rosa Beach, Florida 32459

CBRE

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Table of Contents

- 04** Executive Summary
- 06** Property Specifications
- 10** Location Highlights
- 13** Financial Overview

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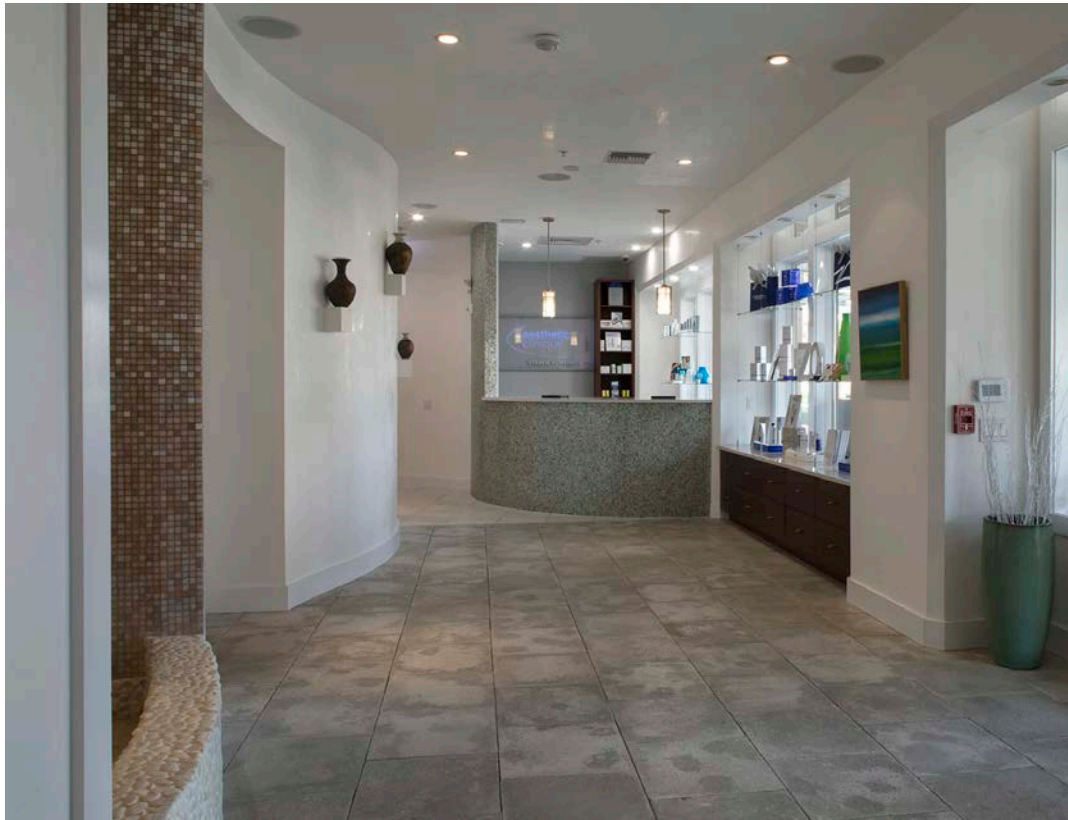
Executive Summary

01

Executive Summary

The Offering

Opportunity to acquire an asset with strong cash flow in place with long-term credit tenant, in the highly sought-after Scenic Highway 30A market area, part of the famous destination Beaches of South Walton



Investment Highlights

- \$214,871 annual net operating income in 2025, with 2.5% annual escalations each January.
- Current 5-year lease term through April 2028, with two 5-year renewal options; tenant has occupied space for over 15 years, with substantial medical office improvements in place.
- Premier professional/retail commercial condominium in the Redfish Village mixed-use development.
- Located in the heart of the Scenic Highway 30A corridor, walking distance to the famous white sands and emerald waters of Blue Mountain Beach (one of the highest elevations along the Emerald Coast).
- Great accessibility and plenty of parking. Corner location at one of the few intersections along Scenic Hwy 30A that provides direct access to US 98.
- In-place rent is 20%+ below market, providing stable dependable income to an investor, while allowing potential upside in future re-tenanting.

Property Specifications

02

Property Specifications

2050 West Highway 30A,
Santa Rosa Beach, Florida 32459



- 4,877 SF commercial condominium
- Year built: 2008
- Condition: Excellent
- Medical/wellness clinic exam rooms, conference rooms, procedure rooms, recovery and relaxation rooms.
- Strong tenant in place, and a very flexible layout ideal for medical, wellness, retail, or professional office use
- Strong tenant history and with dependable income stream in place in a high-demand coastal market.
- High visibility along Scenic Highway 30A with strong foot traffic and proximity to popular local businesses



Interiors



Redfish Village

- **Featuring luxury residences, vacation rentals, and posh merchants on the idyllic scenic highway 30A**

Designed to keep nature a focal point of the community, Redfish Village is a unique setting and one of the most Eco-friendly environments along 30A. Making the most of the phenomenal location, this community is designed to evoke feelings of relaxation.

- **Beach Access & Shuttle**

One block from the beach, on the corner of 30A & Highway 83, making it a perfect fit for the subject tenant, which is widely known for its tagline, “Making 30A Even More Beautiful”.

- A highly amenitized, mixed-use development featuring luxury residential accommodations with easy beach access in the heart of Scenic Highway 30A.



Location Highlights

03

Location Highlights

Located in the heart of Santa Rosa Beach along Scenic Highway 30A, this premium commercial space offers unmatched visibility and access within the sought-after Redfish Village community. Surrounded by upscale retail, dining, and wellness destinations, and just steps from the Gulf of Mexico, the property benefits from strong year-round foot traffic and proximity to some of the most iconic beach towns on the Emerald Coast.

Strong Investment Potential:

- The area boasts high rental demand and property appreciation, making it ideal for businesses seeking visibility and long-term growth

Walkable & Accessible:

- Less than a mile from the beach
- Direct access to the 30A bike trail system

Nature & Recreation:

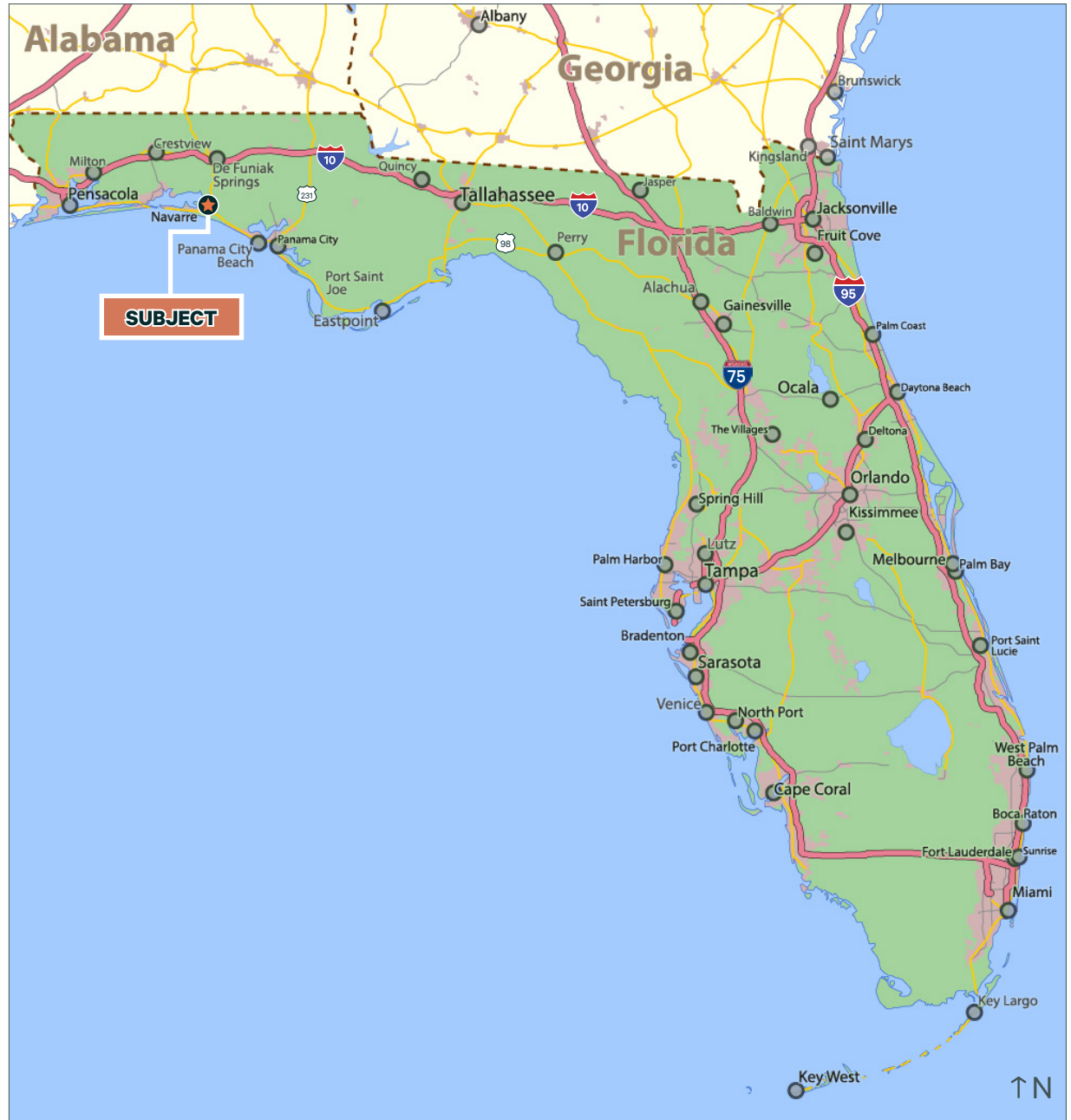
- Minutes from Grayton Beach State Park, Topsail Hill Preserve, and Point Washington State Forest, all surrounded by coastal dune lakes and nature trails

Affluent Demographics:

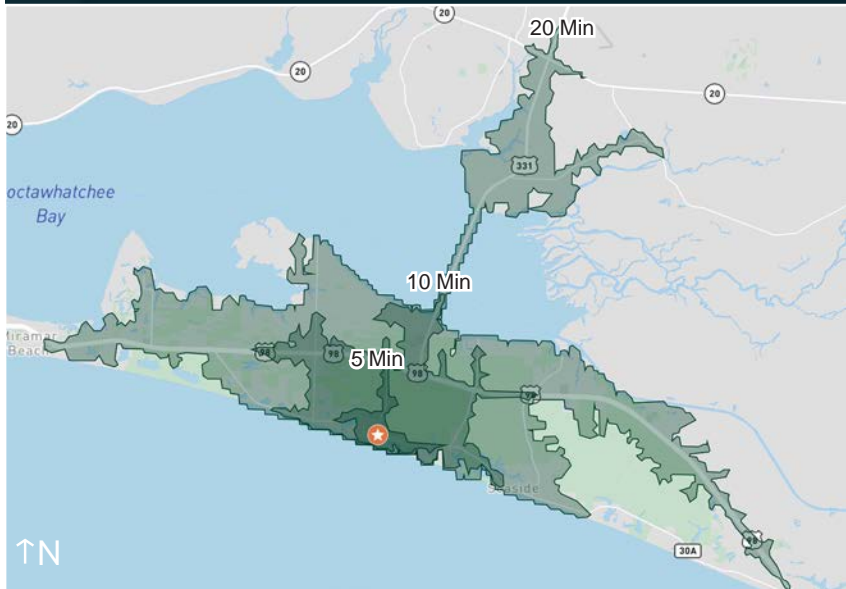
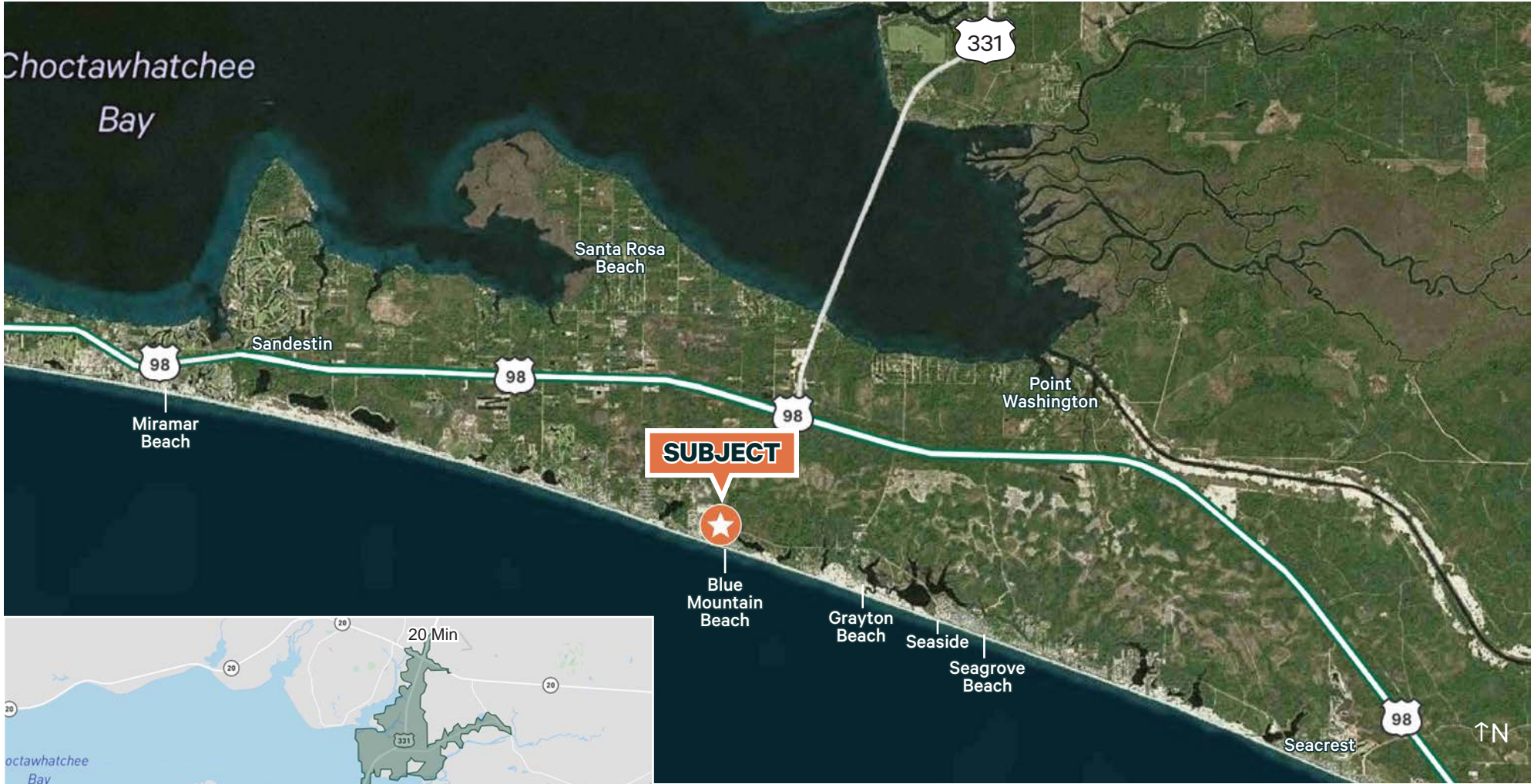
- South Walton County is one of the fastest-growing regions in the U.S., attracting high-income residents and seasonal visitors

Nearby Attractions:

- Gulf Place Town Center
- Grayton Beach State Park
- Seaside and WaterColor communities
- THE BEACH!



Area Overview



Demographics	5 Mins	10 Mins	20 Mins
Population	1,507	5,904	28,204
Avg Housing Value	\$1,232,007	\$1,002,577	\$890,454
Housing Units	2,328	6,238	25,693
Avg Household Income	\$207,331	\$175,550	\$159,504
Seasonal Population	6,984	18,714	77,079

*(Estimated at 3 persons/housing units)

Financial Overview

04

Tenant Profile

- **Overview:**

The Aesthetic Clinique is a premier medical spa specializing in minimally and non-invasive cosmetic procedures. Founded in 2005 by Dr. Steven F. Weiner, a Johns Hopkins-trained Head and Neck/Facial Plastic Surgeon, the clinic has been a trusted name in aesthetic medicine for 20 years. Since 2008, it has proudly operated from its flagship location in Redfish Village, making it a long-standing and stable tenant for 17 years.

- **Brand Identity & Market Presence:**

With the tagline “Making 30A, Destin and Panama City Even More Beautiful since 2005,” The Aesthetic Clinique has built a strong brand reputation across Florida’s Emerald Coast. The clinic is known for its commitment to safety, innovation, and personalized care, offering services such as:

- Dermal fillers and injectables
- Laser treatments
- Acne scar therapy
- Hair restoration
- IV therapy (IVbar30A)
- Body contouring and skin rejuvenation

- **Why They Matter**

The Aesthetic Clinique is not only a high-performing tenant but also a destination business that draws clientele to Redfish Village. Their longevity, reputation, and consistent growth make them a cornerstone of the property’s tenant mix.



Financial Overview

Operating ProForma

TOTAL BUILDING SF:	4,877 SF	ACTUAL – IN PLACE* 2025	\$/SF
Rental Income		\$214,871	\$44.06
NNN Reimbursements*		\$63,000	\$12.92
Effective Gross Income		\$277,871	
Expenses			
Association Fees (estimated)		\$48,000	\$9.84
Real Estate Taxes (estimated for 2025)		\$15,000	\$3.08
Total Operating Expenses		\$63,000	\$12.92
Net Operating Income		\$214,871	\$44.05

Offering Summary

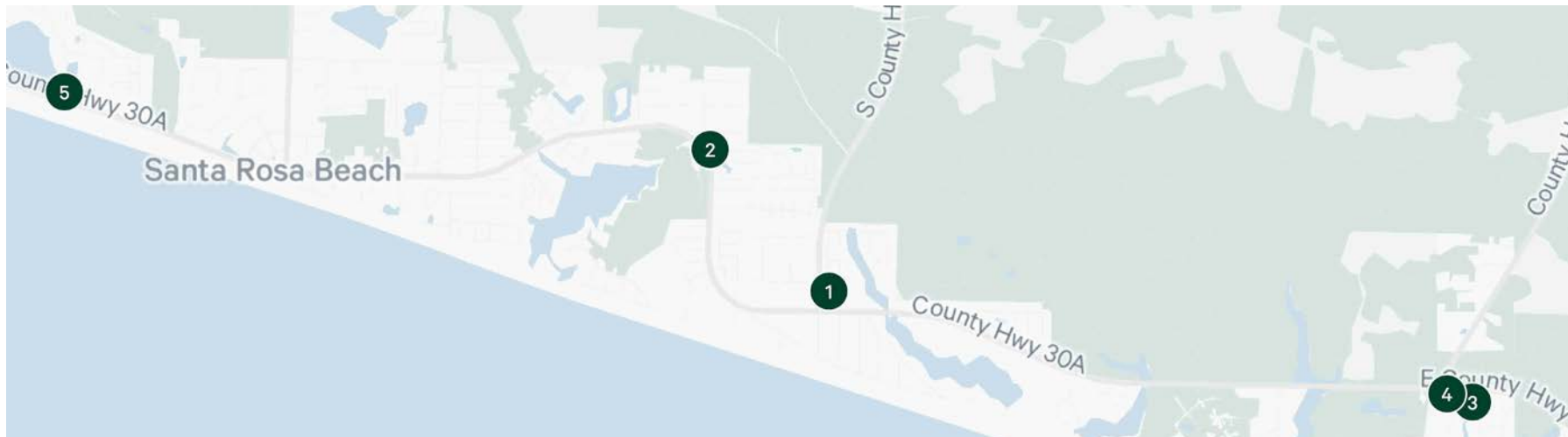
Valuation	\$3,070,000
Cap Rate	7.0%
NOI	\$214,871

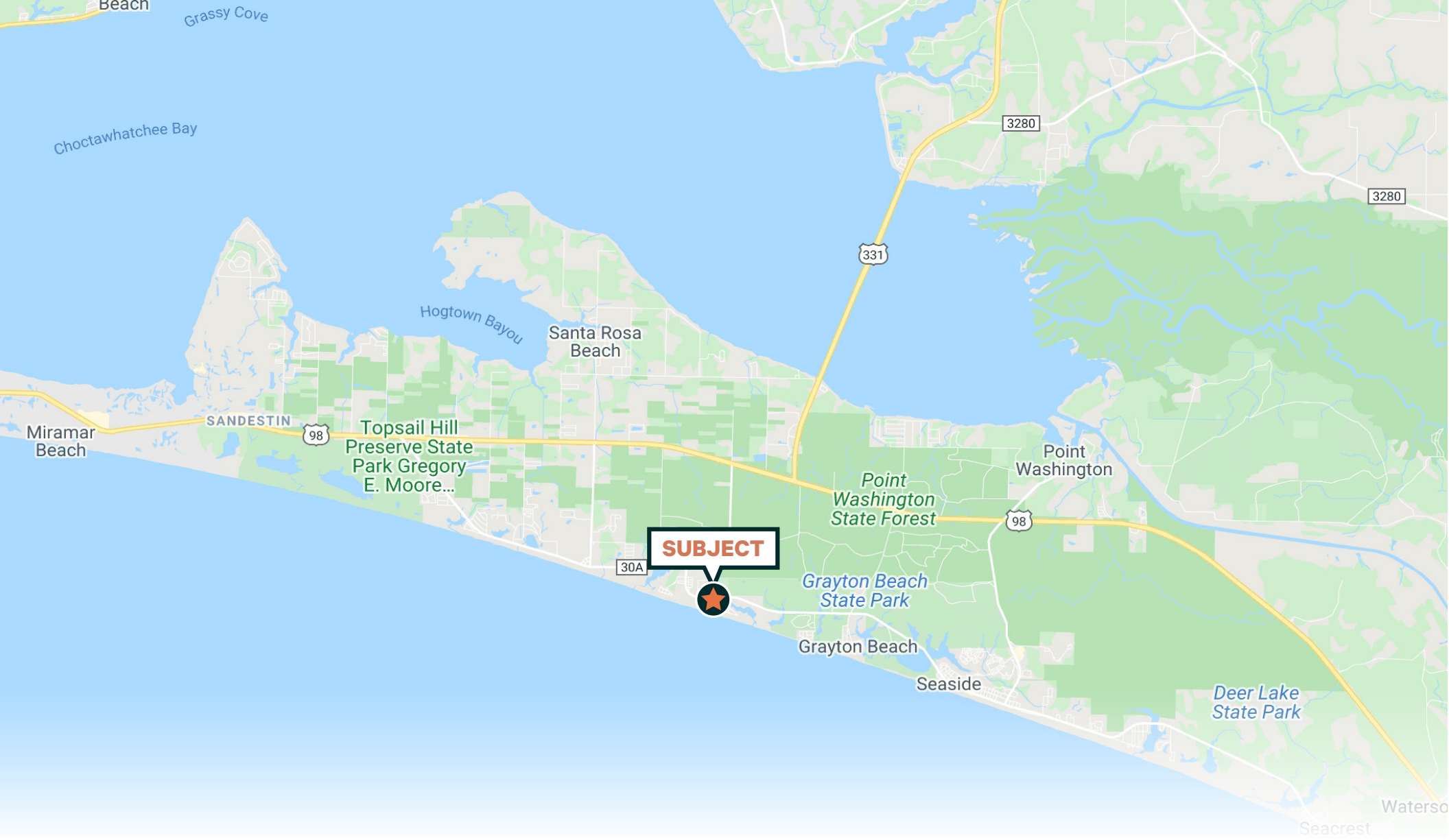
**Tenant reimburses Landlord for property taxes, and directly pays the condominium association fees to the condo association. Association fees include insurance and common area maintenance charges.*

Financial Overview

Lease/Sale Comparables

#	Photo	Property Address	Bldg SF	Sale Price	Sale Date	Price Per SF
1		2050 W. Co. Hwy 30A	1,077	\$1,800,000	Sep-24	\$1,671.31
2		2930 W. Co. Hwy 30A	11,800	\$6,500,000	Oct-24	\$550.85
3		80 E. Co. Hwy 30A	6,232	\$4,300,000	Sep-24	\$689.99
4		32 E. Co. Hwy 30A	10,882	\$6,375,000	Oct-24	\$585.83
5		5200 W. Co. Hwy 30A	2,576	\$2,000,000	May-25	\$776.40
		Totals/Avg	32,567	\$20,975,000		\$644.06





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