

Retail/Professional Space

US Hwy 98 W
Santa Rosa Beach, FL 32459
www.cbre.com/northwest-florida



HIGHLY DESIRABLE RETAIL SPACE IN SANTA ROSA BEACH

- + Only one 1,200 SF space remaining available for lease!
- + Highly visible location on Emerald Coast Parkway (US Hwy 98) in the heart of Santa Rosa Beach and just minutes from renowned Scenic Highway 30A and the sought-after Beaches of South Walton.
- + 44,000 AADT on US Hwy 98
- + Surrounded by high-income demographics, the fastest housing growth in the region, and the fastest growing county in the state of Florida.
- + Great accessibility with convenient parking at 4 spaces per 1,000 SF, and efficient building design.
- + Competitive lease terms available.

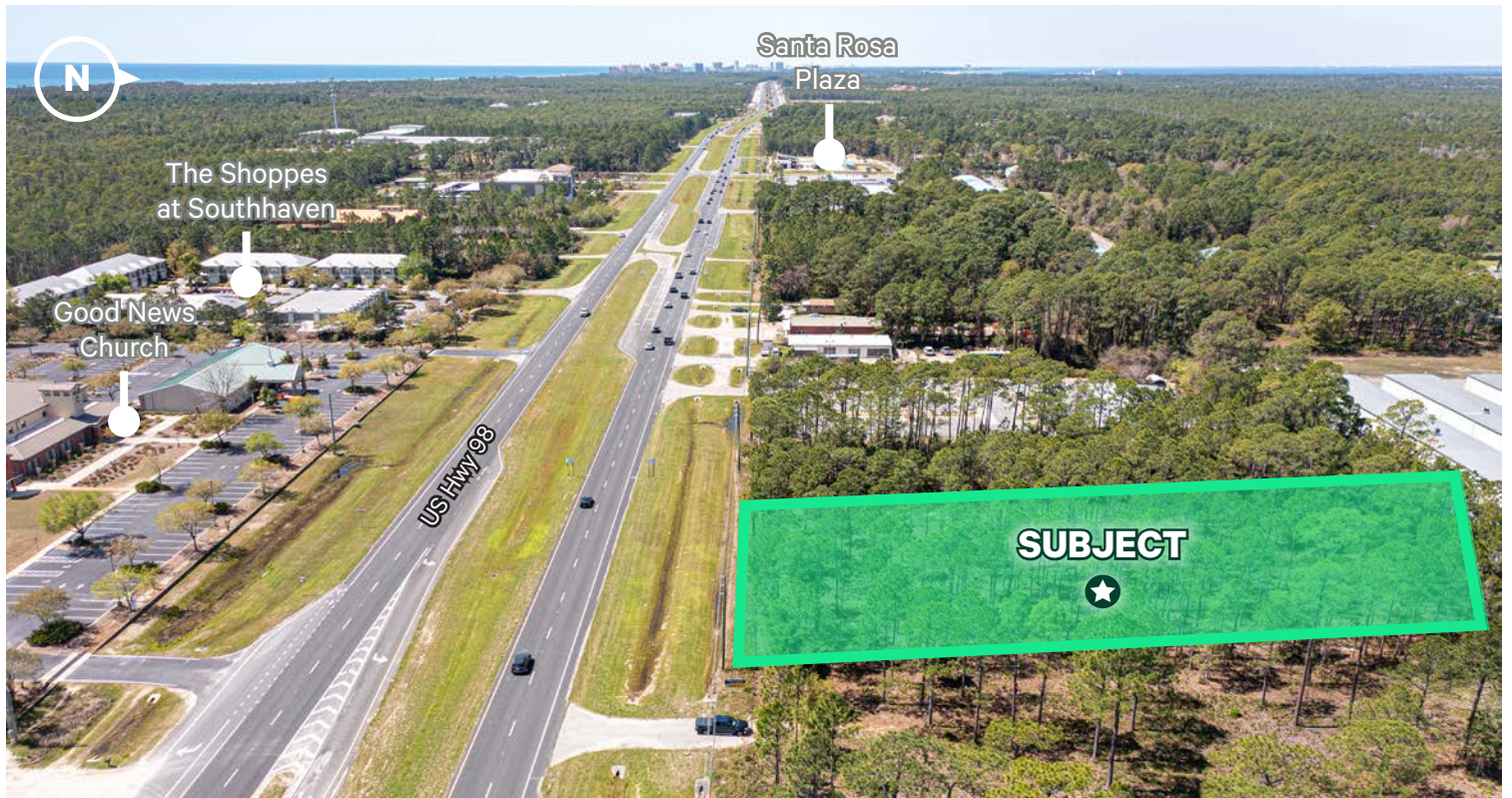
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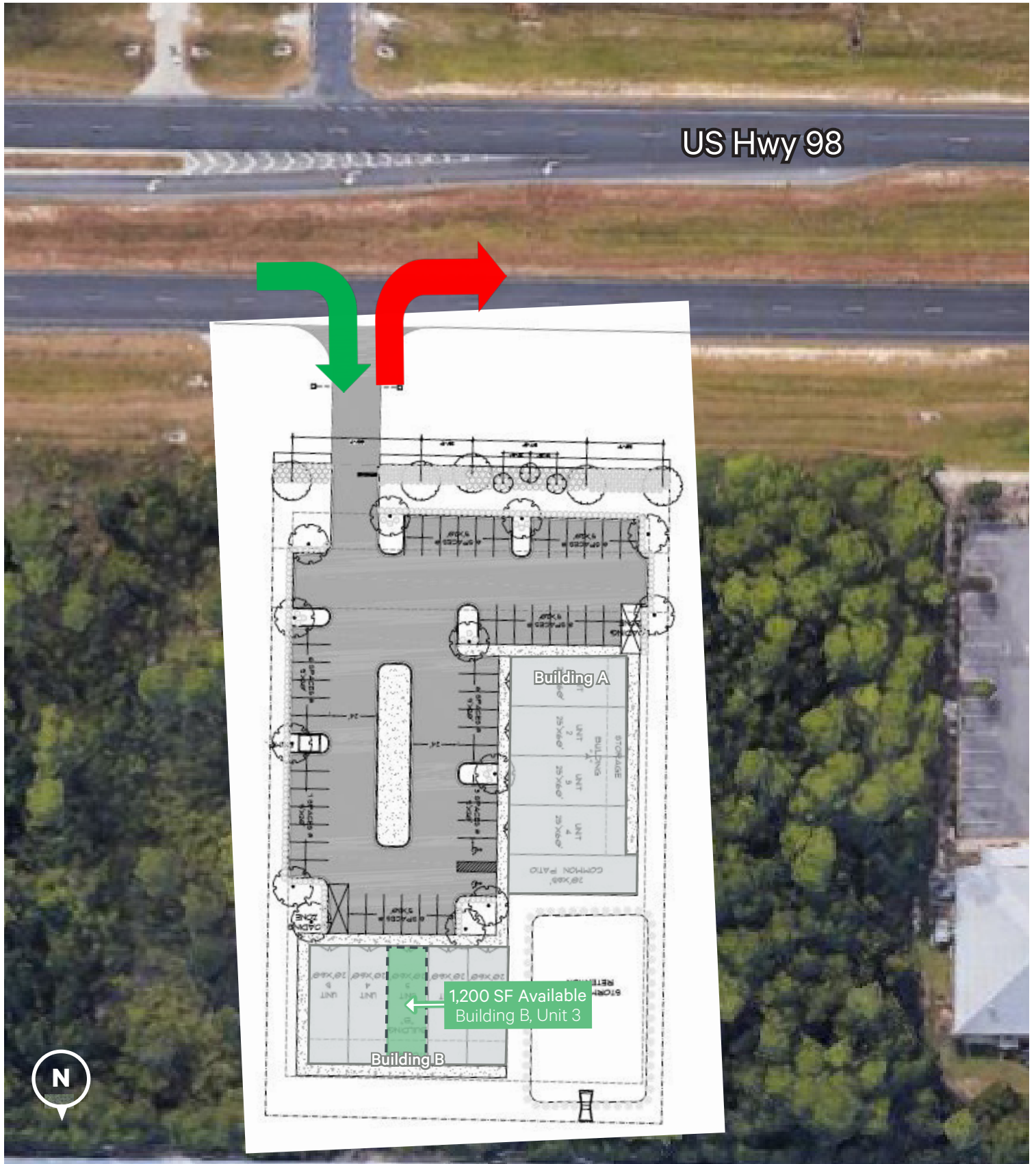
Northwest View



Eastern View



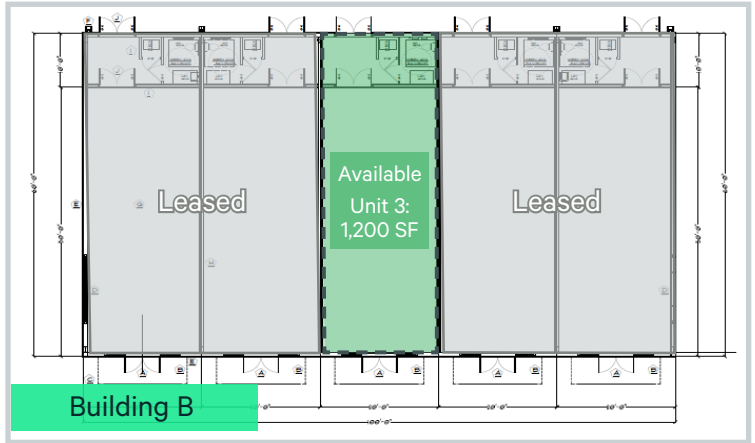
Site Plan



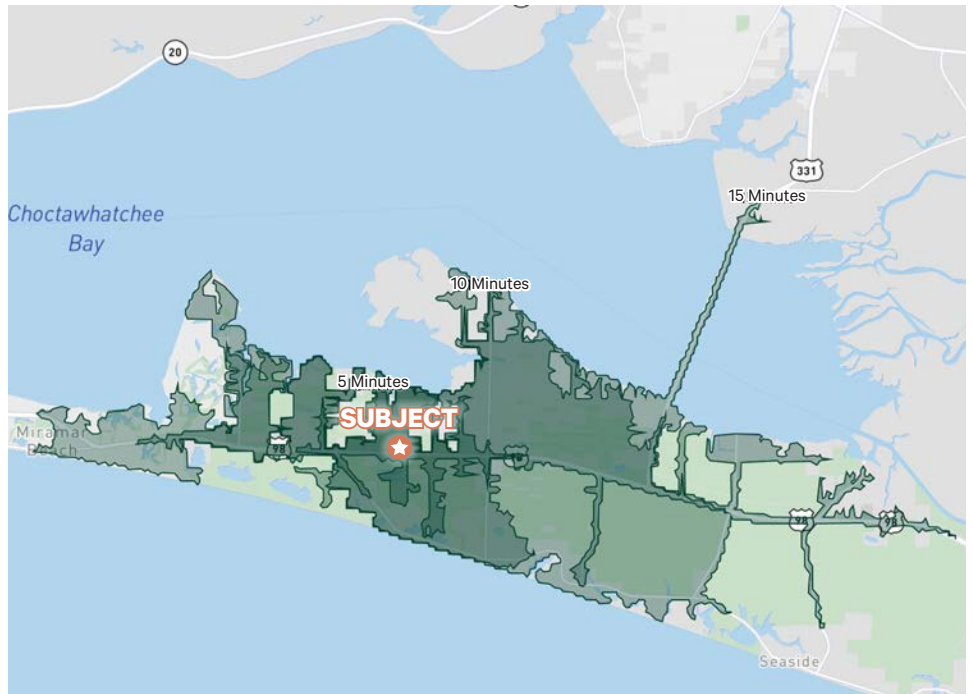
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Floor Plans



Demographics	5 Min	10 Min	15 Min
Population	5,602	15,604	24,768
Daytime Population	4,928	17,015	28,719
Housing Units	2,336	9,036	20,309
Avg Household Income	\$107,303	\$112,948	\$118,521
Average Age	39.4	42.8	46.6
Seasonal Population* (Estimated at 3.0 persons/ housing unit*)	7,008	27,108	60,927



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 30A

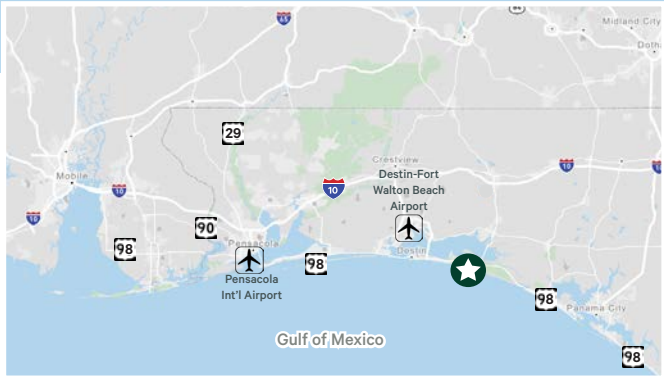
Scenic Highway 30A is a 24 mile corridor that hugs the Gulf of Mexico coastline in Northwest Florida's Walton County. Along this breathtaking drive you will see sugar-white sand beaches, a plethora of restaurants and retail, miles of greenway trails, state parks, residential areas, and rare coastal dune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



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For Lease



Contact Us

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