

# Scenic Hwy 30A Retail Opportunity

1,941 SF of Prime Retail Space Available in Grayton Beach, Florida



## Property Highlights

- + End cap unit at driveway entrance, highly visible store-front location with prime drive-up customer parking
- + Premier Scenic Highway 30A location combining exceptional visibility, strong traffic, and walking/biking access to beaches, retail, and top destinations
- + Dominant Intersection - Scenic Hwy 30A and Hwy 283 (The Grayton Beach Road)
- + Join other nearby tenants in the Grayton Beach community such as Lululemon, Pecan Jacks, Beignets & Brew, The Red Bar, AJ's, Borago Ristorante, and the Hibiscus Inn to name a few.





## Scenic Hwy 30A Retail Opportunity

32 E. County Highway 30A, Suite 2C, Grayton Beach, FL 32459

# For Lease





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# It's all about the Location!

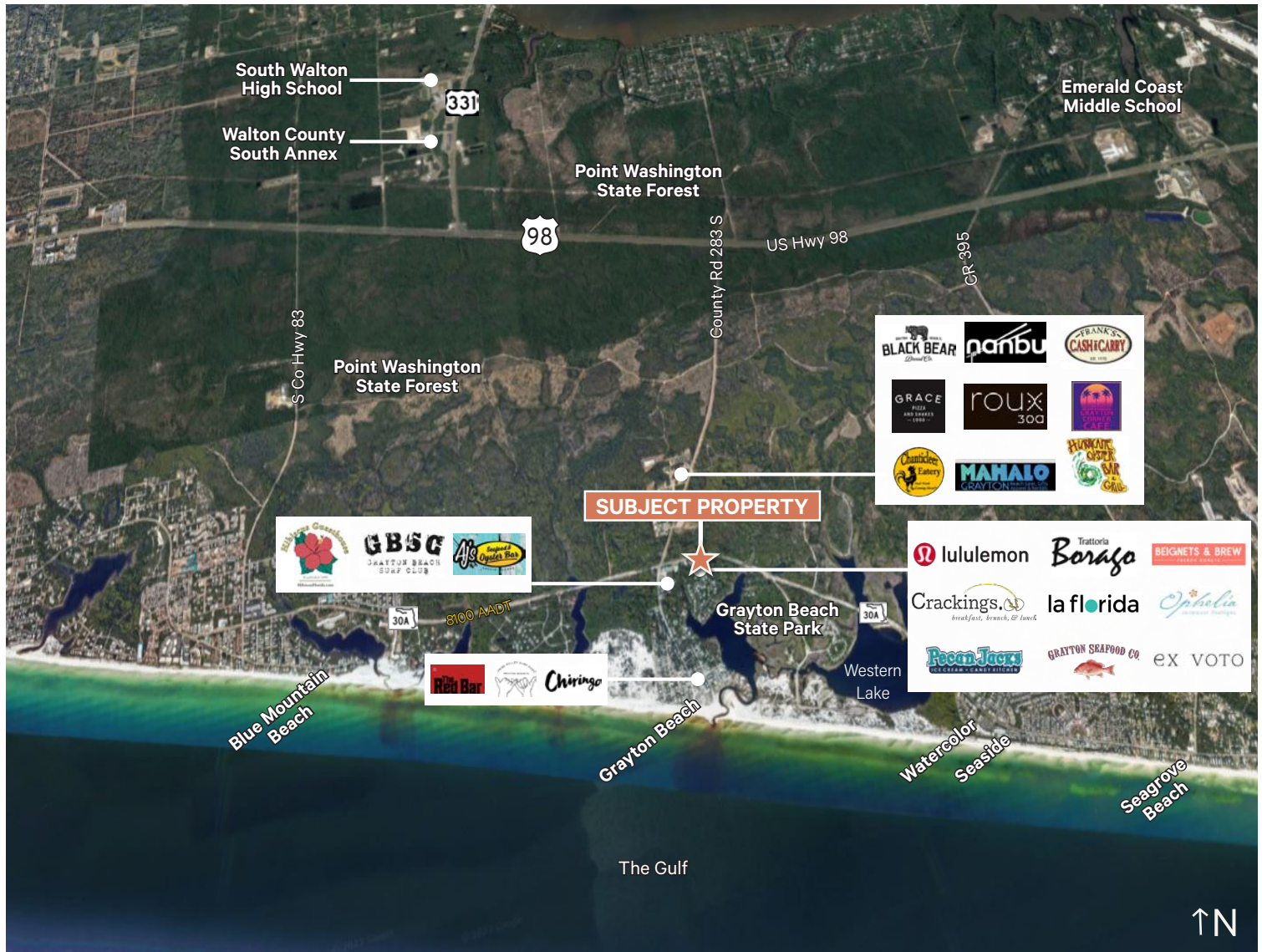


Rare retail opportunity in the heart of Grayton Beach, one of the most sought-after destinations along Scenic Highway 30A. Located just minutes from Seaside and WaterColor, this premier location offers retailers the opportunity to establish a presence among the area's vibrant mix of residents and visitors in one of Northwest Florida's most iconic beach communities.





## The Beaches of South Walton County and Scenic Highway 30A



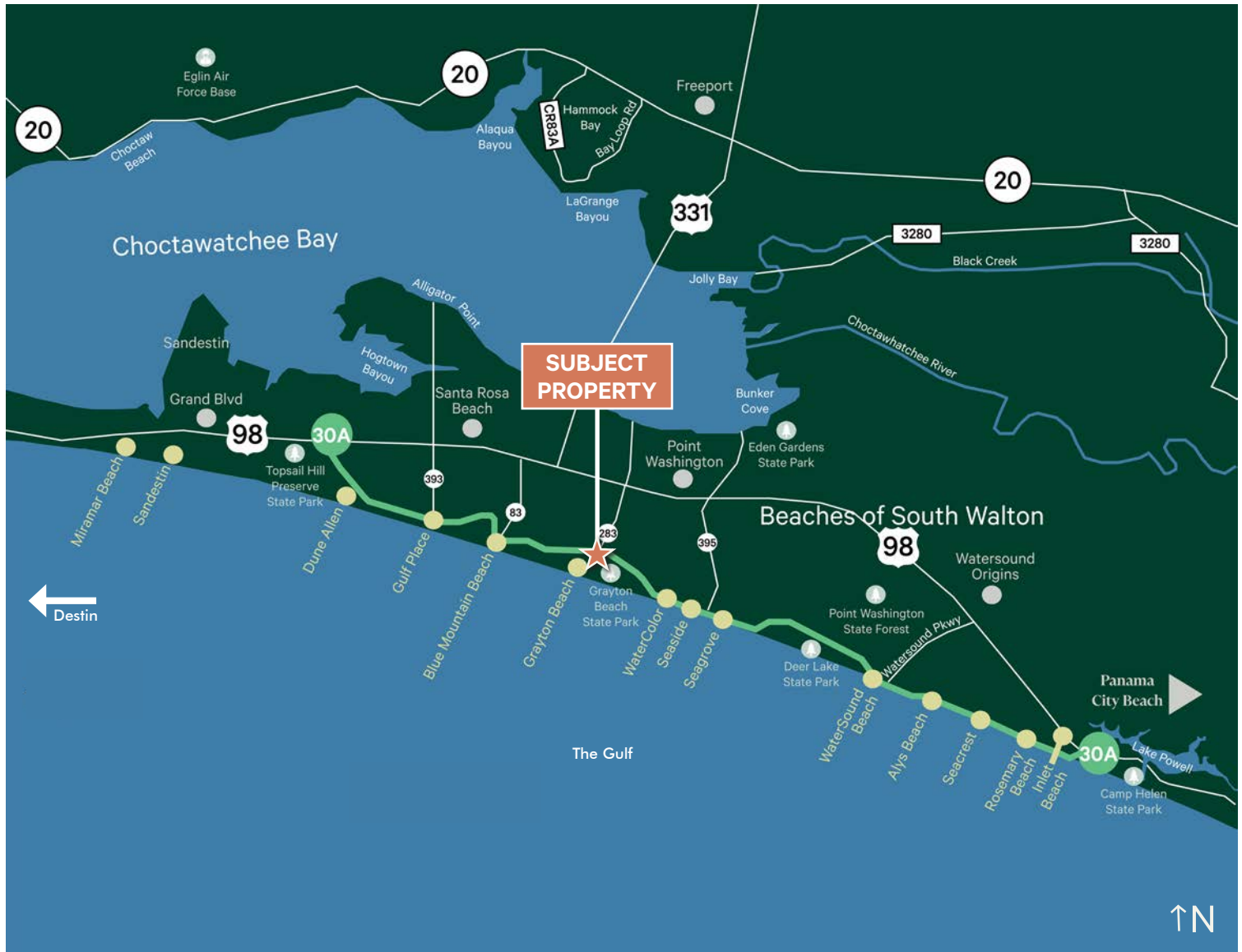
### Location Details

The Beaches of South Walton County and Scenic Highway 30A have always been known as a premier vacation destination in the Southeast. Tourists and families have been choosing the area for their vacation spot for years because of its sugar-white sand beaches, world-class resort destinations, and its laid-back yet sophisticated style. Walton County consistently ranks among the fastest growing counties in the state of Florida. The need for quality retail shopping and office space remains in steady and growing demand. The South Walton retail sector remains among the most sought after locations for high-end tenants, and maintains the highest rents in the entire Florida Panhandle.

| Demographics                                      | 3 Miles   | 5 Miles   | 10 Miles  |
|---------------------------------------------------|-----------|-----------|-----------|
| Population                                        | 3,781     | 10,871    | 32,227    |
| Housing Units                                     | 5,907     | 36,744    | 28,332    |
| Median Age                                        | 52.6      | 48.7      | 45.6      |
| Average HH Income                                 | \$216,465 | \$193,863 | \$170,403 |
| Seasonal Population<br>(Based on 3x Housing Unit) | 17,721    | 35,541    | 84,996    |

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## Contact Us

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