

# FREESTANDING BUILDING ON US HWY 98

30 SOUTH SHORE DRIVE, MIRAMAR BEACH, FL 32550

GrahamCompany.com



FOR SALE | 30 South Shore Drive | Miramar Beach, FL 32550

**FOR SALE**

## Freestanding Building on US Hwy. 98 (Emerald Coast Parkway)

30 South Shore Drive  
Miramar Beach, FL 32550

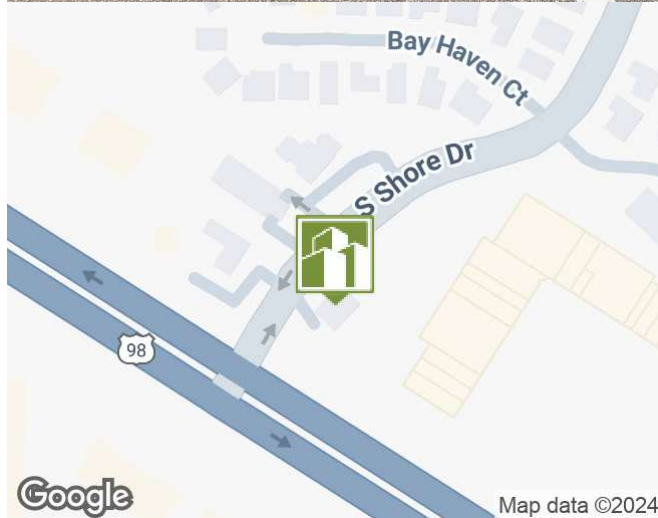
**BUILDING SIZE** 3,473 SF

**SITE SIZE** 0.68 Acres

**SALE PRICE: \$1,900,000**

### PROPERTY HIGHLIGHTS

- Located at signaled, very prominent intersection
- Professional building perfect for office, service or retail on US Hwy 98 in Walton County.
- 2,647 SF on the main floor and 720 SF on 2nd story
- (3) Entrances, two have reception area
- Brick monument signage facing US Hwy. 98
- 17 Parking spaces, including (1) handicap
- Current floor layout includes private offices, reception area, conference room, work area and break room.
- Property is adjacent to SilverSands Premium Outlet Center, which has over 110 stores, and two miles from Sandestin Beach Resort
- Traffic counts on Hwy. 98 are 53,000 vpd



 **Graham & Co**

*Information deemed reliable; not guaranteed.*

**JASON CARNES**

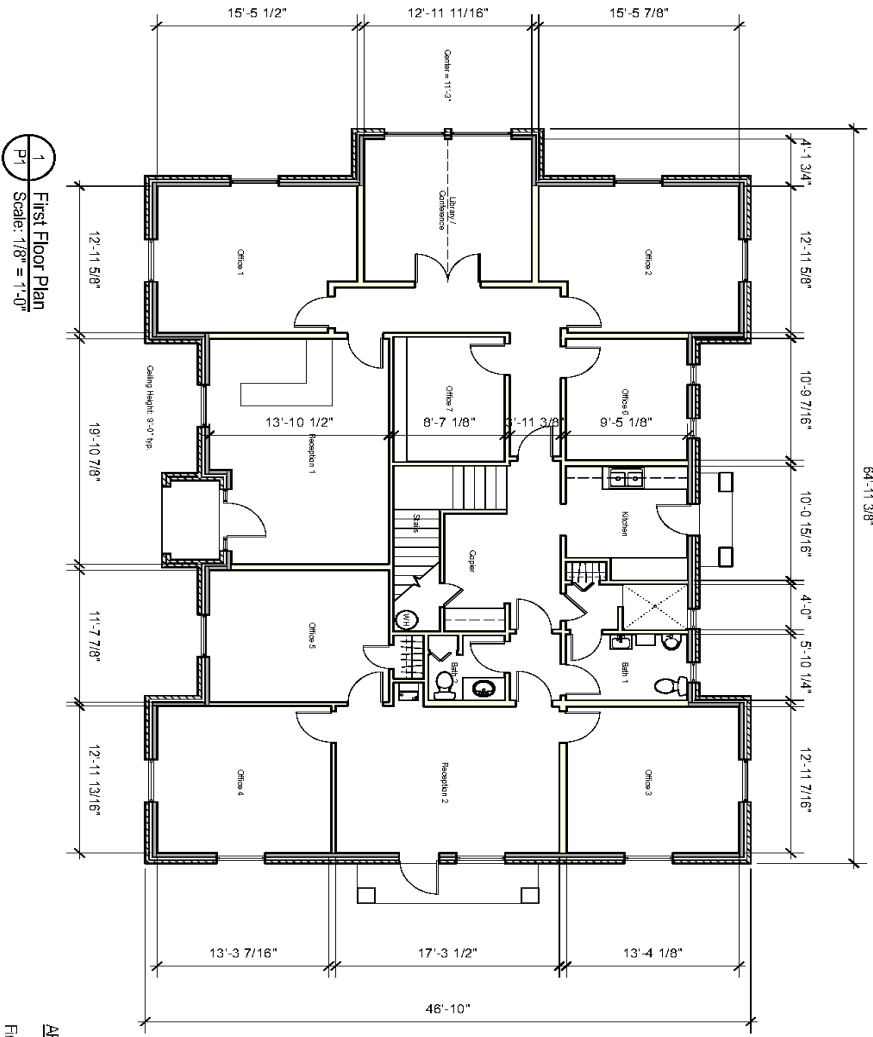
jasonc@grahamcompany.com  
850.830.6593

**SAM CARROLL, SIOR**

samc@grahamcompany.com  
205.871.7100

**850.563.1500**

GrahamCompany.com



1 First Floor Plan  
Scale: 1/8" = 1'-0"

**AREA TABULATION**

First Floor:	2,647 s.f.
Second Floor:	720 s.f.
Porches:	106 s.f.
<b>Total:</b>	<b>3,473 s.f.</b>

BLACKMON ROGERS  
ARCHITECTS LLC



Silver Sands Premium Outlets  
486,700+/- SF & 110 Stores

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies