

For Lease



UNIQUE RESTAURANT OPPORTUNITY ALONG SCENIC HWY 30A





## THE PROPERTY

### 4,000 SF FULLY EQUIPPED TURNKEY RESTAURANT SPACE AVAILABLE IMMEDIATELY

Nestled between the shores of The Gulf and the pines of Point Washington State Forest in the heart of Seagrove Beach, Greenway Station embodies the casual elegance of 30A while integrating seamlessly into the natural environment that surrounds the area. Clean and contemporary, yet comfortable and welcoming, the development is perfectly designed to fit the coastal-chic vibe of the famous Beaches of South Walton.

Greenway Station has been developed to serve the market's desire for unique lodging in a mixed-use pedestrian friendly environment that pays homage to the area's outdoor lifestyle. Centrally located along the renowned 30A and adjacent Timpooshee Trail recreational path, **Greenway Station is a destination among South Walton's finest lodging, dining and shopping experiences.**

Please inquire for additional leasing details!

# Site Plan

Space	Tenant
1	 Latitude 25
2	FREE PEOPLE
3	 Amor BOUTIQUE
4	 NAPLES SOAP COMPANY Happiness is Here
5	 SOUTHERN TIDE
6	 YOLO BOARD + BIKE
7	 The SALTY Butcher
8	LINEN & SAND
9	 Local Cantina
10	 TURBO COFFEE
11	 Pecan Jacks ICE CREAM • CANDY KITCHEN
12	 JONAH ALLEN GALLERY
13	 COAST HIPPIE
14	 Canopy Road CAFE



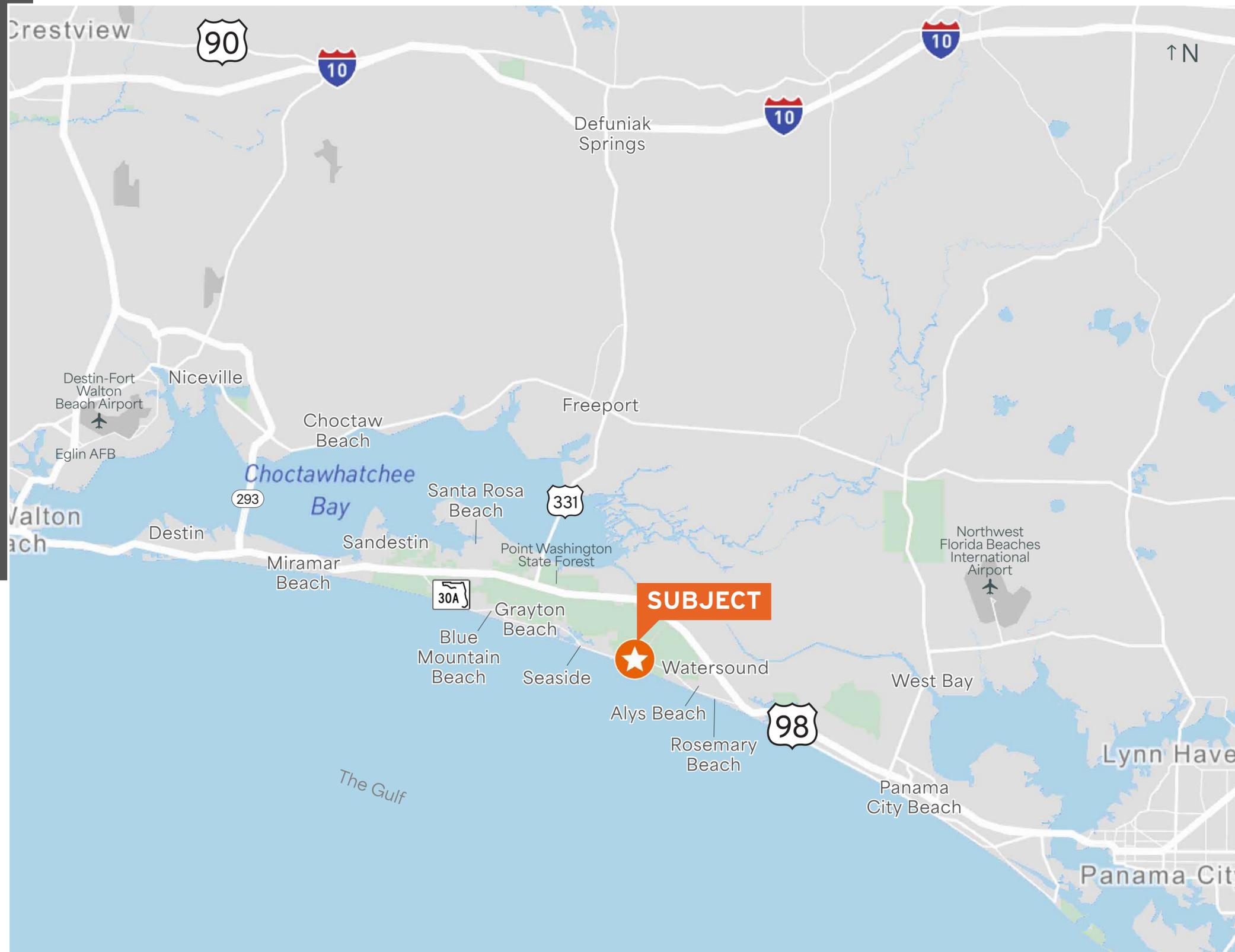
## LOCATION HIGHLIGHTS

Greenway Station is located at the heart of the Emerald Coast's famous Scenic 30A, a market area noted for its well-heeled visitors and residents, where average incomes and home values are among the highest in Florida. Additionally, Walton County as a whole was just noted as the fastest growing county in Florida, and among the fastest growing counties in the entire US. While it is known as a seasonal, destination market, the world has finally discovered South Walton and the primary full-time population is rapidly growing and smoothing the seasonality.

## DEMOGRAPHICS

	5 minutes	10 minutes	20 minutes
Population	1,717	2,981	17,264
Median Age	56	56	50
Average Household Income	\$252,721	\$252,966	\$191,353
Average Housing Value	\$1,448,715	\$1,547,000	\$1,022,254
Housing Units	3,749	6,612	21,491
Seasonal Population*	11,247	19,836	64,473

\*Seasonal population estimated at 3 persons per housing unit



PHOTOS



## FOR LEASING INFORMATION:

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