

FOR SALE - \$12,500,000
2930 W CO HWY 30A - SANTA ROSA BEACH, FL
FULLY LEASED CLASS A OFFICE INVESTMENT ON SCENIC HWY 30A
WITH 6.7% CAP RATE AND \$800K NET ANNUAL INCOME



PROPERTY HIGHLIGHTS

This 13,281-square-foot, Class A, two-story office building located in the heart of Blue Mountain Beach along Scenic Highway 30A presents an exceptional investment opportunity in one of Northwest Florida's most exclusive coastal markets. The property is fully leased and generates approximately \$800,000 in annual net rental income, supported by a long-term 7-year master lease with an owner backed by strong financials, providing stable and predictable cash flow. The tenant mix includes medical, professional, and service-oriented users, offering diversification and durability in demand. The building features elevator access, a rooftop sitting area, and modern construction consistent with Class A standards. Positioned in a highly desirable 30A corridor with limited commercial inventory, this asset offers investors a rare combination of strong income, long-term security, and premium coastal location, delivering a 6.7% cap rate with upside potential.



Property Type - Office

Building SF - 13,281 SF

Acres - 1.67

Zoning - Commercial

Cap Rate - 6.7

Net Operating Income - \$800,000





LOCATION HIGHLIGHTS

► PREMIER 30A CORRIDOR PRESENCE

POSITION DIRECTLY ON SCENIC HIGHWAY 30A, ONE OF NORTHWEST FLORIDA'S MOST DESIRABLE COASTAL COMMERCIAL CORRIDORS WITH YEAR-ROUND DEMAND FROM RESIDENTS AND VISITORS ALIKE

► TOURISM & VISITOR DRAW

SANTA ROSA BEACH AND THE GREATER 30A REGION ATTRACT MILLIONS OF VISITORS ANNUALLY DRAWN TO SUGAR-WHITE SAND BEACHES, COASTAL LIFESTYLE AND UNIQUE COMMUNITIES (SEASIDE, WATERCOLOR, GRAYTON BEACH), FUELING LOCAL ECONOMY AND OFFICE/SERVICE DEMAND

► PROXIMITY TO NATURAL ATTRACTIONS

NEARBY COASTAL GEMS LIKE GRAYTON BEACH STATE PARK AND TOPSAIL HILL PRESERVE STATE PARK OFFER OUTDOOR RECREATION AND HELP SUSTAIN STRONG LEISURE TRAFFIC AND LONG-TERM POPULATION GROWTH

► HIGH-VALUE DEMOGRAPHICS

THE 30A/SOUTH WALTON AREA DRAWS AFFLUENT RESIDENTS AND SECOND-HOME OWNERS FROM THROUGHOUT THE SOUTHEAST SEEKING COASTAL LIVING, SUPPORTING PREMIUM OFFICE AND PROFESSIONAL SERVICES DEMAND

► WALKABLE LIFESTYLE & CONNECTIVITY

BIKE PATHS, PEDESTRIAN ROUTES, AND INTERLINKED COMMUNITIES ENCOURAGE MOBILITY AND RETAIL/SERVICE TRAFFIC, ENHANCING TENANT EXPOSURE

► NEARBY COMMERCIAL & POPULATION HUBS

JUST MINUTES FROM KEY SANTA ROSA BEACH NODES SUCH AS GULF PLACE (DINING/RETAIL CENTER), REDFISH VILLAGE, AND MULTIPLE BEACH ACCESS POINTS THAT DRAW CONSISTENT LOCAL AND VISITOR FOOT TRAFFIC

► LIMITED COMMERCIAL STOCK / BARRIER TO ENTRY

30A HAS HISTORICALLY HAD LIMITED NEW COMMERCIAL DEVELOPMENT DUE TO ZONING AND COASTAL CONSTRAINTS, SUSTAINING STRONG PROPERTY VALUE AND LEASE RATES FOR EXISTING QUALITY ASSETS

ACCESS TO MAJOR TRANSPORTATION

EASY ACCESS TO U.S. HIGHWAY 98 LINKS THE PROPERTY TO LARGER REGIONAL MARKETS INCLUDING DESTIN (TO THE WEST) AND PANAMA CITY BEACH (TO THE EAST)

LIFESTYLE AMENITIES NEARBY

DIVERSE LOCAL GASTRONOMIC AND CULTURAL ATTRACTIONS SUCH AS BLUE MOUNTAIN BEACH CREAMERY, COWGIRL KITCHEN, RED FISH TACO AND UNIQUE 30A SHOPS AND GALLERIES ENRICH THE LIVE/WORK/PLAY APPEAL.





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NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.