

ISLAND PALM SHOPPES

16055 EMERALD COAST PARKWAY, DESTIN, FL 32541

RETAIL/OFFICE SPACE FOR LEASE – 1,440 SF

Contact:

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- Shadow anchored by Walmart Supercenter (3 million annual visits, top 2% of Walmart locations in US) in the heart of Destin, Florida, one of the fastest growing MSAs in the US.
- Located at hard, signalized corner along Highway 98 (55,000 vehicles per day).
- More than 6,700 vacation rental, hotel, and apartment units are located within 2 miles of property, including brand new Tru by Hilton Hotel across the street.
- Destin attracts more than 4.5 million annual visitors.
- Average household incomes of \$127,800 within a 2-mile radius.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Space Type:	Retail
Property Type:	Grocery Shadow Anchored Neighborhood Center
Year Constructed:	2001
Building Size:	29,514 SF
Available SF:	1,440 SF
Parking:	132 Stalls
Traffic Counts:	55,000 VPD

PROPERTY HIGHLIGHTS

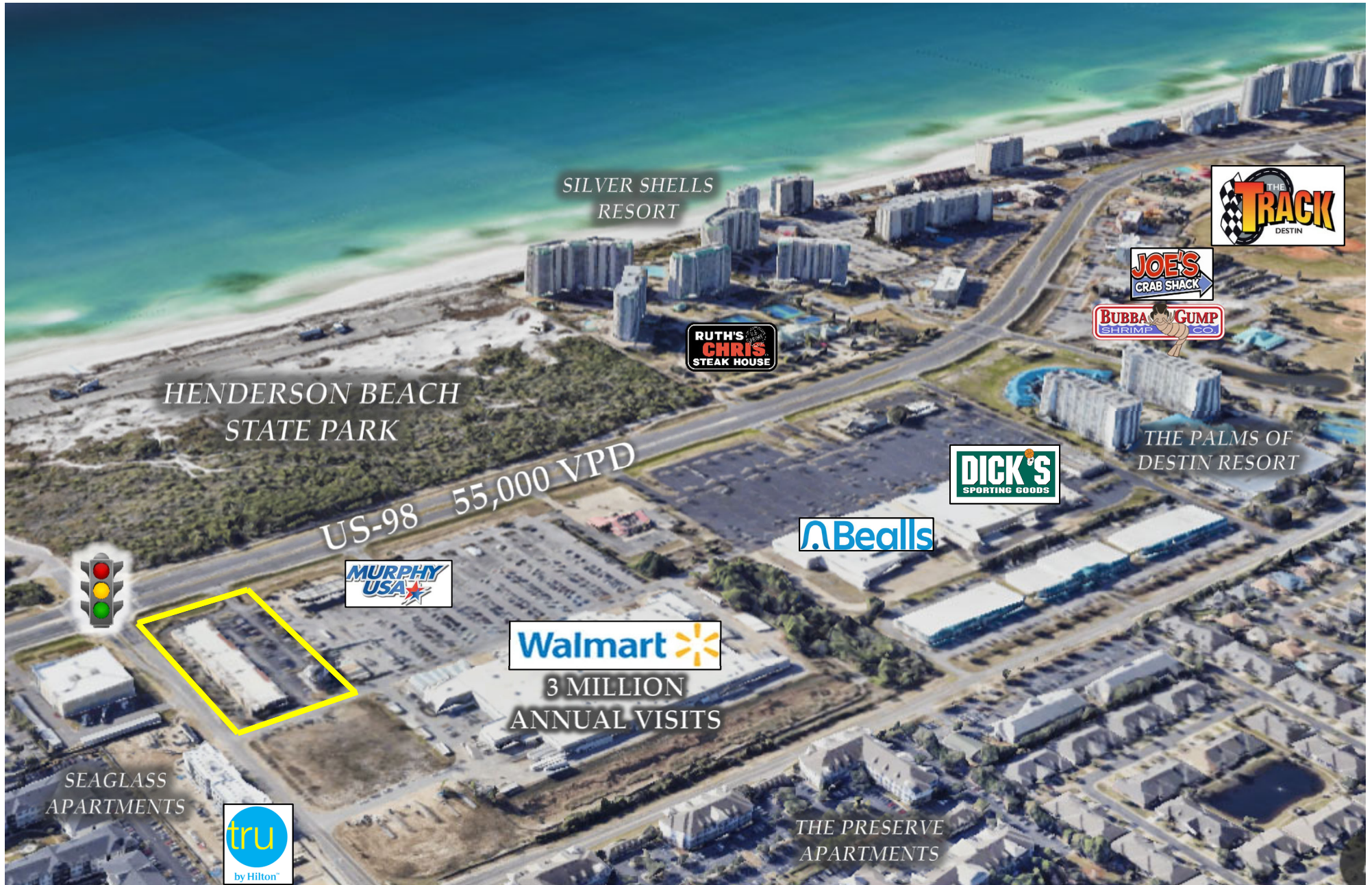
- Walmart shadow-anchored shopping center located in the heart of Destin, Florida, within one of the fastest growing MSAs in the US. *Average household income of Walmart shoppers at this location is \$96,000, per Placer.ai.*
- Highly trafficked location along US Highway 98, the area's primary highway, at a hard, signalized intersection, with traffic counts of over 55,000 vehicles per day.
- High density location with more than 6,700 apartment, hotel, and vacation rental units located within 2 miles, as well as the upscale Kelly Plantation and Indian Bayou residential neighborhoods.
Brand new Tru by Hilton hotel located across Henderson Beach Rd. from property.
- Located across Highway 98 from Henderson Beach State Park, with additional entertainment and amusement attractions also located nearby. Additionally, Destin High School is located within a 1-minute drive of the property.
- Co-tenants include Trustmark Bank, Eyemart Express, Palm Beach Tan, and Wingstop.
- Advertising available along Highway 98 on property's LED video sign.

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AERIAL with NEARBY RETAILERS



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SITE PLAN & AVAILABLE SPACE



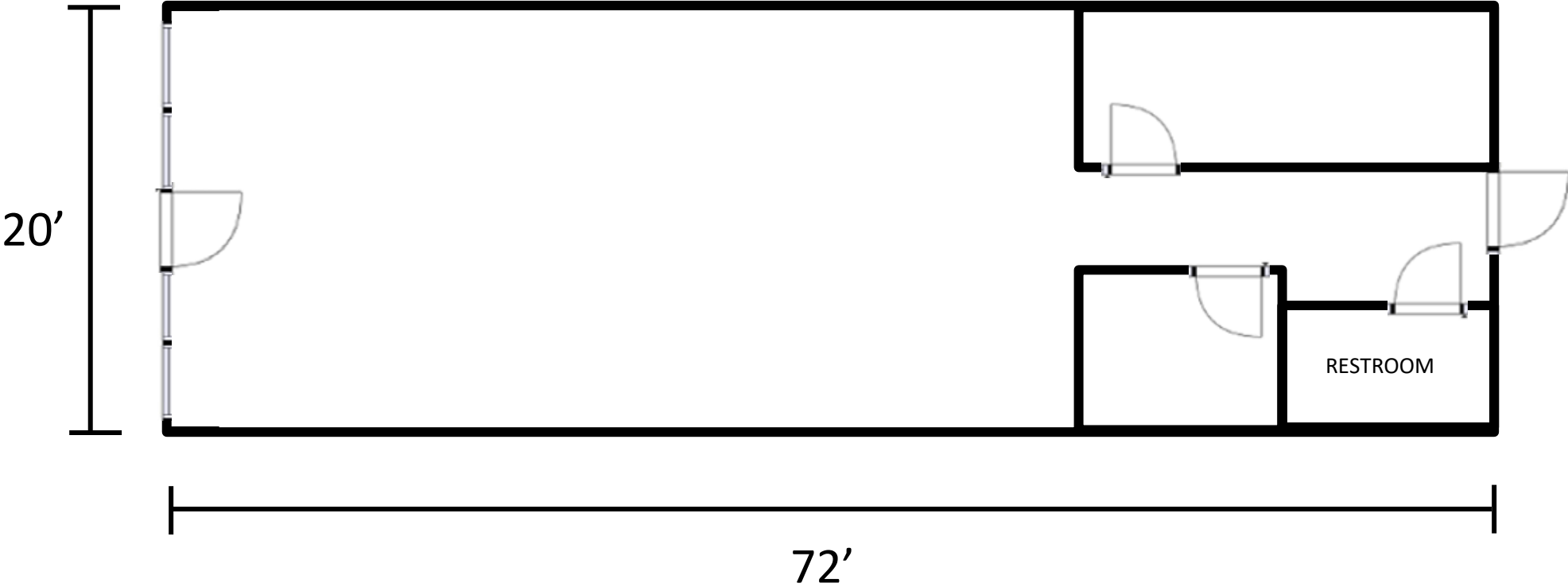
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
108	Available	1,440 SF	NNN	\$27.00 SF/yr	Retail Space, currently built out as a hair salon. Advertising along Highway 98 available on property's LED Video Sign
110	Available	1,440 SF	NNN	\$27.00 SF/yr	Office Space, can be adapted for medical or retail use. Advertising along Highway 98 available on property's LED Video Sign

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SPACE PLAN – SUITE 108 – 1,440 SQUARE FEET



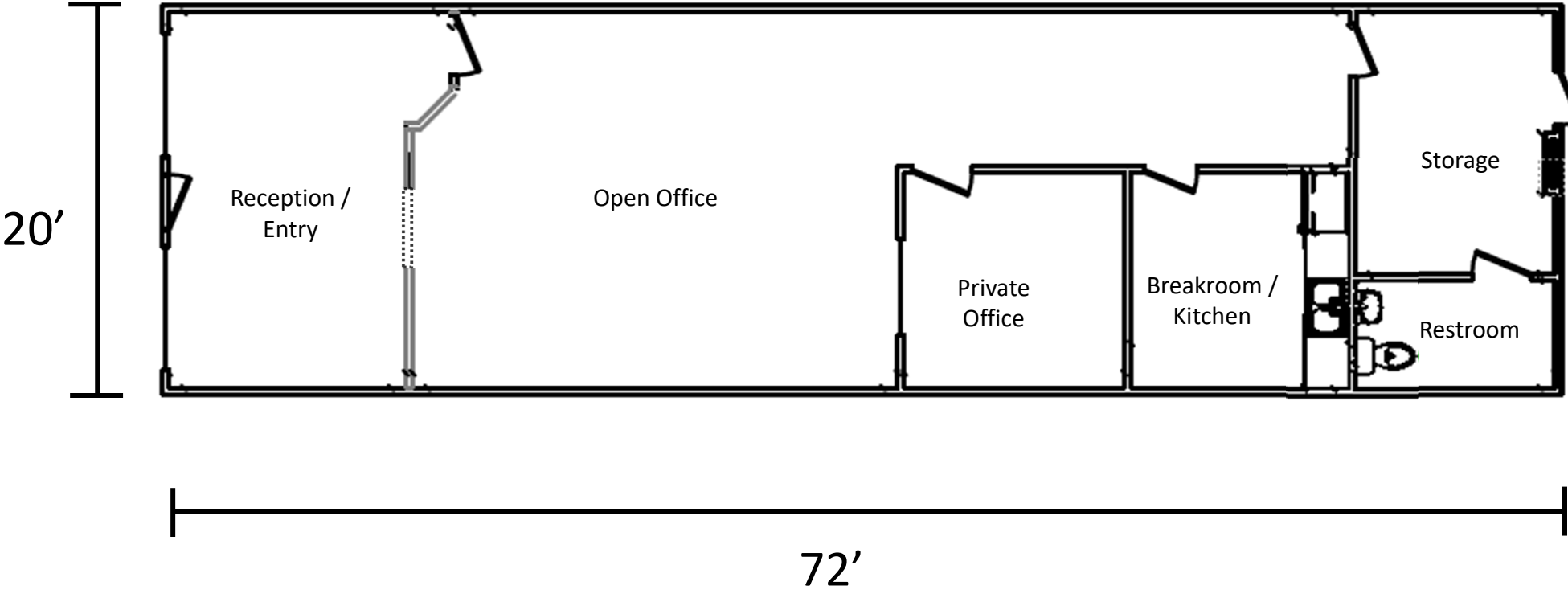
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SPACE PLAN - SUITE 110 - 1,440 SQUARE FEET



(NOT TO SCALE)