



981 U.S 98 , DESTIN, FL // RETAIL SPACE FOR LEASE

98 PALMS - WINN DIXIE ANCHORED SHOPPING CENTER

981 U.S 98 , DESTIN, FL 32541

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**BERKSHIRE HATHAWAY
COMMERCIAL**

PenFed Realty

98 PALMS

981 U.S 98 , DESTIN, FL 32541



PROPERTY SUMMARY

Available SF:	1,400SF
Lease Rate:	\$19/SF(NNN)
Building Size:	84,682 SF
Cross Streets:	Holiday Isle & Emerald Coast Pkwy
Traffic Count:	60,000 VPD

AVAILABLE SPACES

Suite	SF Available	Lease Rate
I	1,400	\$19 per year

PROPERTY OVERVIEW

Prime retail space available. Up to +/-1,400 SF available in the heart of the Emerald Coast's primary retail corridor. Destin is the 3rd fastest growing MSA in the U.S, growing by more than 22% since 2000. The Winn Dixie anchored shopping center has excellent visibility and access on Hwy 98 which experiences over 60,000 vehicles per day. Excellent co-tenant mix, co-tenants include Winn Dixie, Kwench Juice, Island Wings, Another Broken Egg, UPS Store, Mimmo, Great Clips, a salon, and Workout Anytime.

LOCATION OVERVIEW

98 Palms is located along Highway 98, the major thoroughfare in Destin. Located on Florida's Emerald Coast, Destin is known for its white beaches and emerald blue waters. Destin has over 4 million visitors each year. The property is in close proximity to Hurlburt & Eglin Air Force Base, shopping, beautiful beaches, and entertainment.

	1 Mile	3 Miles	5 Miles
Total Households:	1,179	5,130	6,850
Total Population:	2,843	12,416	16,301
Average HH Income:	\$88,929	\$94,439	\$99,602

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PROPERTY PHOTOS



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MORE INFORMATION AVAILABLE
BHHSPENFED.COM

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PROPERTY PHOTOS

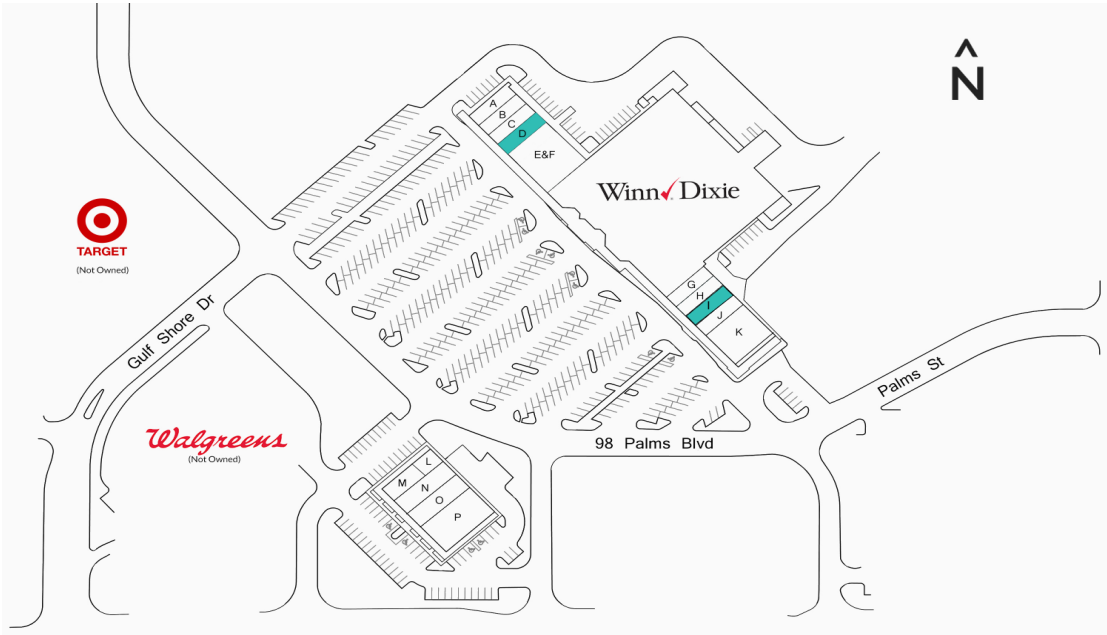




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AVAILABLE SPACES



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
I	Retail	\$19 PER YEAR	NNN	1,400 SF	Negotiable	

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RETAILER AERIAL MAP



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DESTIN MSA OVERVIEW



AREA OVERVIEW

Destin is located in Okaloosa County, Florida. It is a principal city of the Fort Walton Beach-Crestview-Destin, Florida Metropolitan Statistical Area (MSA). Located on Florida's Emerald Coast, Destin is known for its white sand beaches and emerald green waters. Originating as a small fishing village, Destin has experienced rapid growth since the 1980's and is now a popular tourist destination. According to Okaloosa & Walton County Development Councils, there were 4,010,500 visitors in 2017 (8.6% increase from previous year). Florida Department of Environmental Protection has reported over 80% of the Emerald Coast's 4.5 million annual visitors visit Destin. Destin styles itself "The World's Luckiest Fishing Village" and claims to have the largest fishing vessel fleet in the state of Florida. Visitors play a large part in Destin's economy-the city's population of around 14,000 balloons to over 40,000 during the tourist season. Major employers in the Destin MSA include Okaloosa County School District, Walton County School Board, Fort Walton Beach Medical Center, Lockheed Martin, Walton County Government, Sandestin Golf and Beach Resort, Reliance Test & Technology, Okaloosa Board of County Commissioners, North Okaloosa Medical Center, and L3 Crestview Aerospace.

The Emerald Coast is an unofficial name for the coastal area in Florida on the Gulf of Mexico that stretches about 100 miles through five counties-Escambia, Santa Rosa, Okaloosa, Walton, and Bay-from Pensacola to Panama City. The area is known as a family drive destination, attracting tourists from across the Southern United States due to its close proximity; the Emerald Coast is a three-hour drive east of New Orleans. In the first decade of the 21st century, the popularity of the Emerald Coast expanded greatly, leading to new construction booms and seemingly overnight changes. Many development communities sprang up along the Emerald Coast, raising property values.

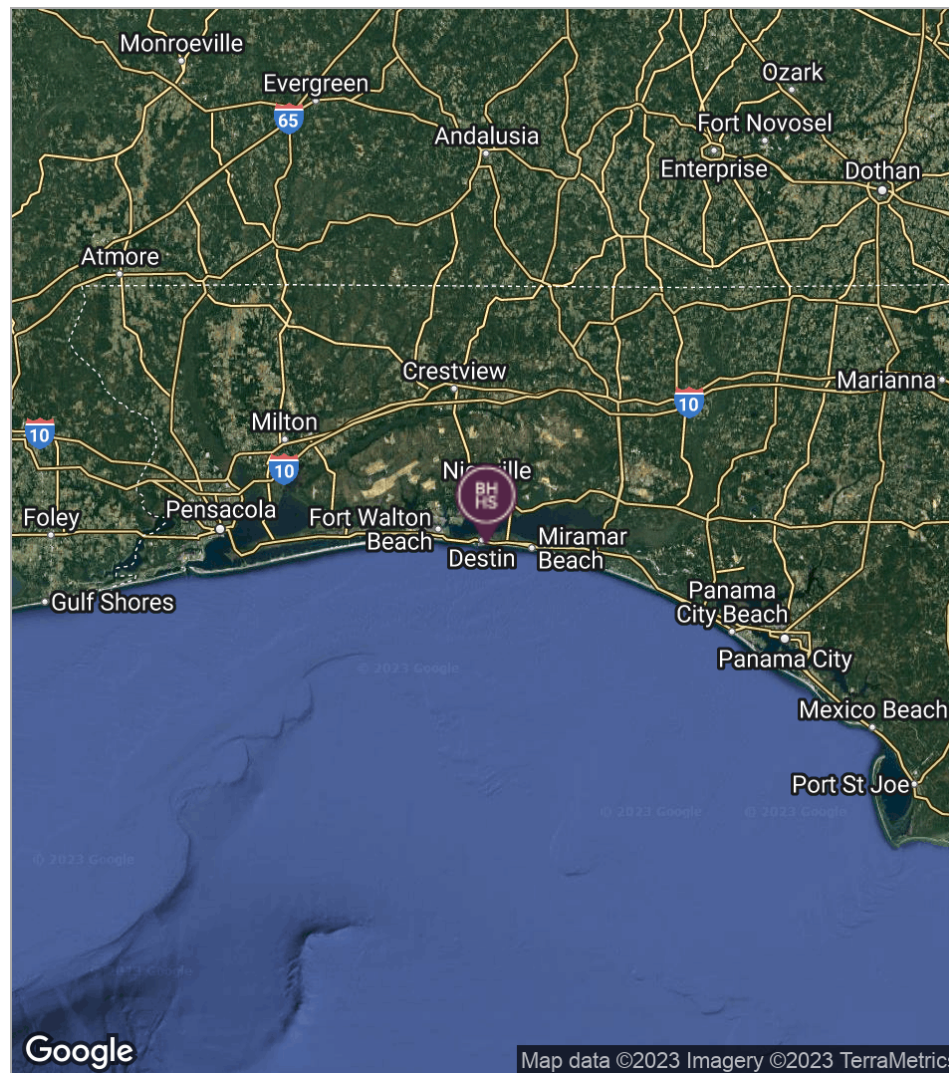
- » Destin is the most visited city on the Emerald Coast.
- » Destin's pure white sand comes from ground quartz crystal from the Appalachian Mountains, giving Destin some of the softest, whitest beaches in the world.
- » Destin is home to Big Kahuna's Water and Adventure Park. Besides more than 40 waterslides and water play areas, the park also offers two thrill rides and a miniature golf course.
- » Destin was voted "Best Beach in the South" and "Top Family Destination" for nine years running by Southern Living Magazine readers. Destin was also picked as the "Best Beach in America" by USA Today.

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LOCATION MAPS

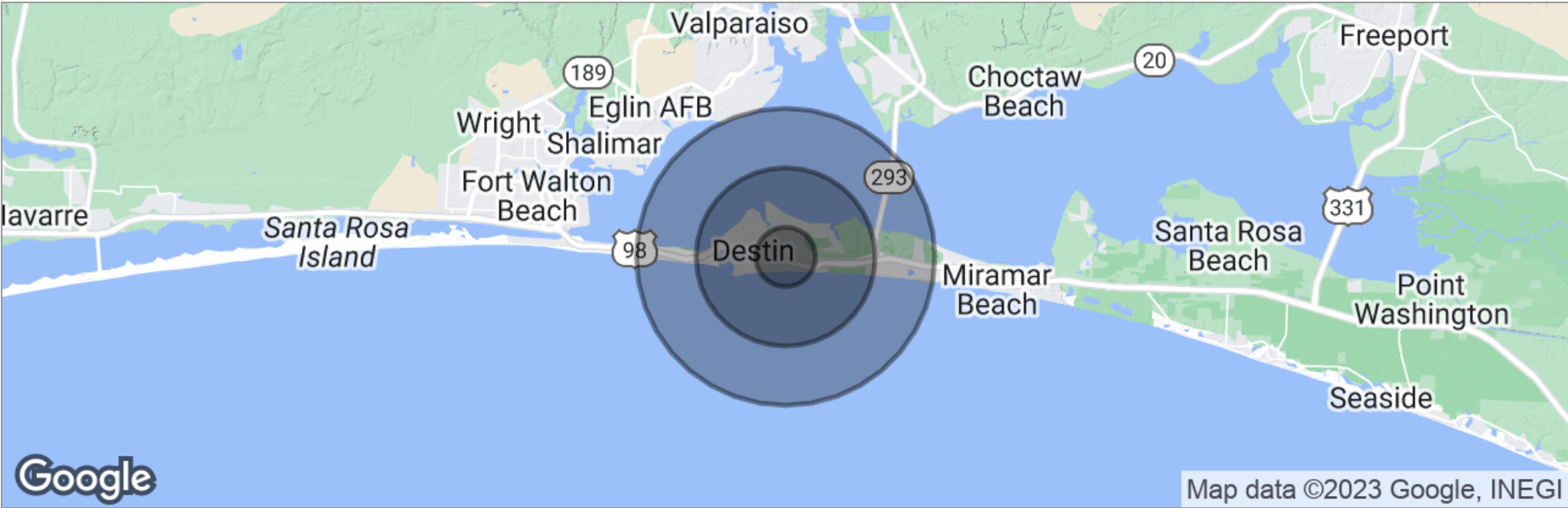




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DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	2,843	12,416	16,301
Population Density	905	439	208
Median Age	38.3	40.4	40.6
Median Age (Male)	33.2	36.5	38.3
Median Age (Female)	42.0	43.2	42.5
Total Households	1,179	5,130	6,850
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$88,929	\$94,439	\$99,602
Average House Value	\$669,253	\$653,165	\$652,930

* Demographic data derived from 2020 ACS - US Census