

# 220 MIRACLE STRIP PKWY SW

FORT WALTON BEACH, FL 32548



## EXECUTIVE SUMMARY



### PROPERTY OVERVIEW

Excellent development opportunity with over 1.2 acres located on the high trafficked main arterial, Hwy 98. The 1.2 acres is centrally located in the desirable Fort Walton Beach market and is within minutes to numerous national retailers, restaurants, car dealerships, hotels, military bases, beaches, and the Santa Rosa Beach Mall. The parcel is zoned MX-2 High Intensity Mixed Use and is the ideal location for a restaurant, office, hotel, or multi-family site. The parcel has two curb cuts in place and also a median cut. The zoning allows for 30 residential units/acre, 120' max building height from sea level, and +/-104,000 buildable square feet. The site is across from the Santa Rosa Sound and located on Hwy 98 which boasts over 36,500 cars per day and is the main thoroughfare in Northwest Florida.

### PROPERTY HIGHLIGHTS

- Unique opportunity in Fort Walton Beach for a restaurant, retail, office, hotel, or multi-family use
- Excellent location being located on the main arterial for Northwest Florida, Hwy 98
- Traffic counts in excess of 36,500 cars per day
- Close proximity to several national retailers, restaurants, hotels, military bases, beaches, and residential communities
- Over 210' of frontage on Hwy 98
- Centrally located in the Fort Walton Beach market and close driving distance to Pensacola, Destin, and Panama City

### PROPERTY SUMMARY

**Sale Price:** \$1,200,000

**Lot Size:** 1.2 Acres

**APN #:** 23-2S-24-2121-0000-0020

**Frontage:** 210 Feet

**Zoning:** MX-2 High Intensity Mixed Use

**Market:** Fort Walton Beach

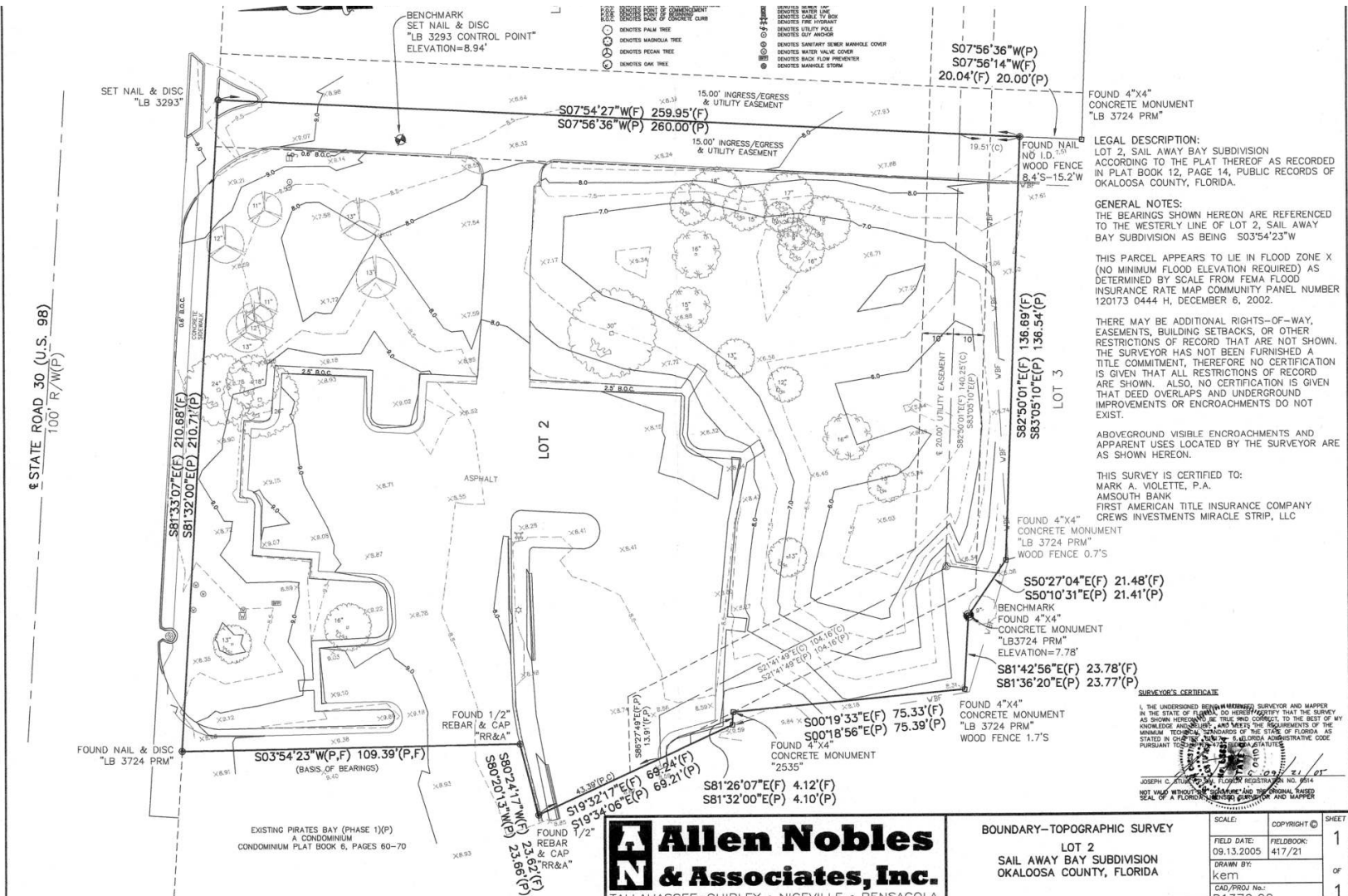
**Cross Streets:** Hwy 98 & Memorial Pkwy

**Traffic Count:** 36,500

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## SURVEY



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## OFFICE BUILDING CONCEPTUAL PLAN



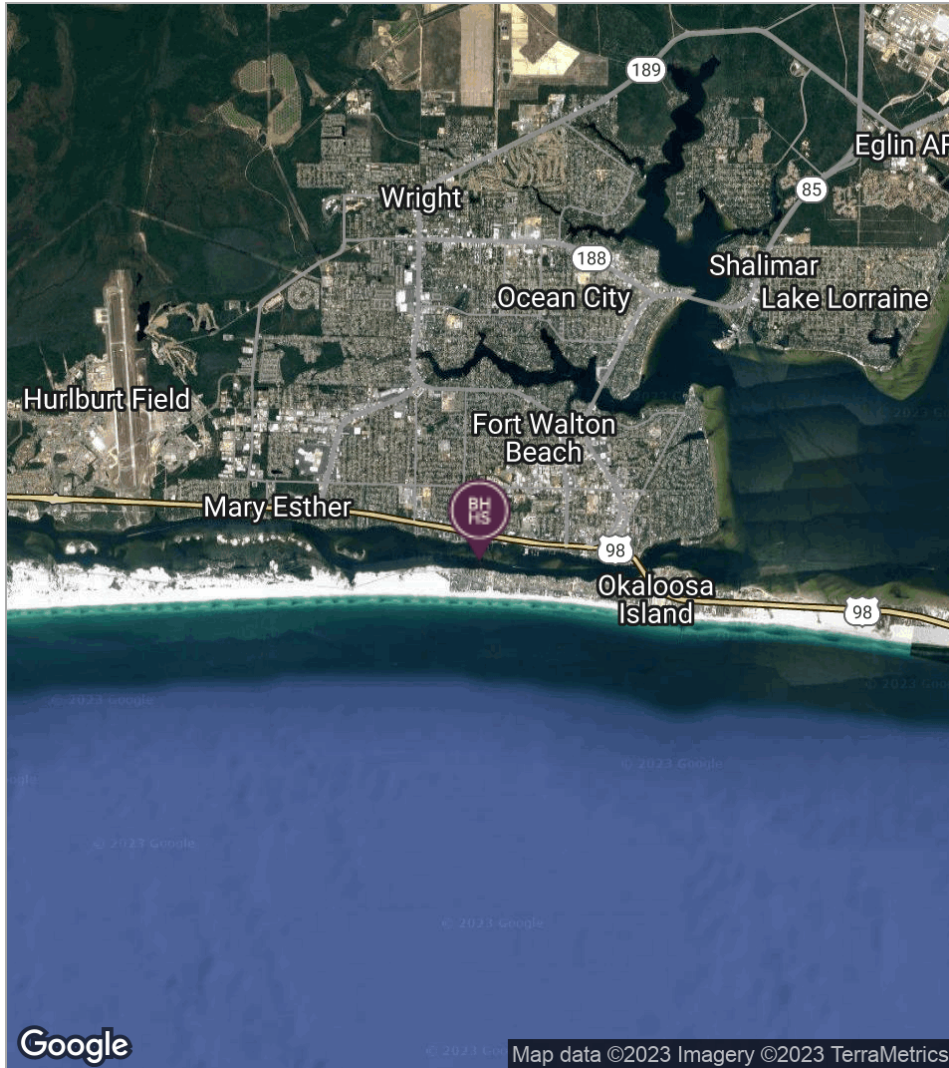


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## LOCATION MAPS

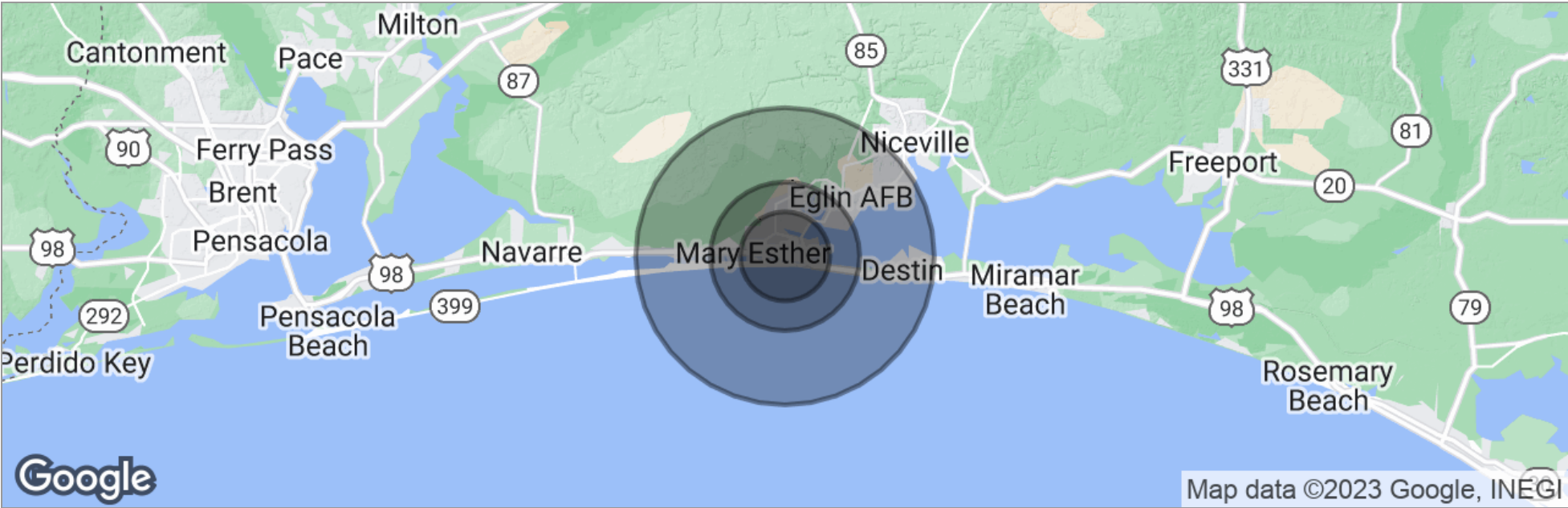




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## DEMOGRAPHICS MAP



	3 Miles	5 Miles	10 Miles
Total Population	42,340	65,706	91,116
Population Density	1,497	837	290
Median Age	37.5	38.3	37.2
Median Age (Male)	36.0	36.7	35.8
Median Age (Female)	39.6	40.6	39.5
Total Households	18,069	28,020	37,821
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$59,216	\$63,463	\$65,653
Average House Value	\$227,749	\$246,920	\$256,721

\* Demographic data derived from 2020 ACS - US Census