

CRYSTAL BEACH

34904 EMERALD COAST PKWY, DESTIN, FL 32541

RETAIL SPACE AVAILABLE



PROPERTY SUMMARY

Available SF:	4,200 SF
Space Type:	Restaurant Endcap (NNN)
Property Size:	9.5 Acres
Building Size:	57,714 SF
Year Built:	2011
Cross Streets:	Hwy 98 & Mid-Bay Bridge
Traffic Counts:	Hwy 98 (54,000 VPD) SR 293 (22,000 VPD)

PROPERTY OVERVIEW

Prime restaurant endcap space available at Crystal Beach Plaza. The Crystal Beach Plaza is strategically located at the signalized intersection of U.S. Highway 98 and SR 293, with excellent visibility and access to over 54,000 vehicles per day. U.S. Highway 98 serves as the main route along Florida's Emerald Coast and connects Destin to Pensacola and Panama City. Located in a dense retail corridor, the property is surrounded by major national retailers, restaurants, and entertainment. National retailers nearby include Bass Pro Shops, Whole Foods, Wal-Mart Supercenter, Belk, H&M, AMC Theaters, Ross, Stein Mart, Publix, Bed Bath & Beyond, Home Depot, Lowe's, Best Buy, PetSmart, Office Depot, Ulta, The Fresh Market, and many others. The last remaining space at Crystal Beach Plaza is the restaurant endcap space with 4,200 SF available.

The center is in close proximity to downtown Destin and popular tourist attractions and recreational areas, including several golf courses and Henderson Beach State Park. Residential communities in the nearby area have grown significantly in recent years; the population within one mile of the property increased by 62.33% between 2010 and 2017. By 2022, the population around the property is expected to increase an additional 12%. Several residential developments are underway near the property, including the next phase of The Henderson, a multi-phase resort complex with residential lofts and two hotels. Additionally, the property benefits from a wealthy customer base, with average household incomes greatly exceeding \$128,000 within one, three, and five-mile radius.

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AERIAL MAP



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AERIAL



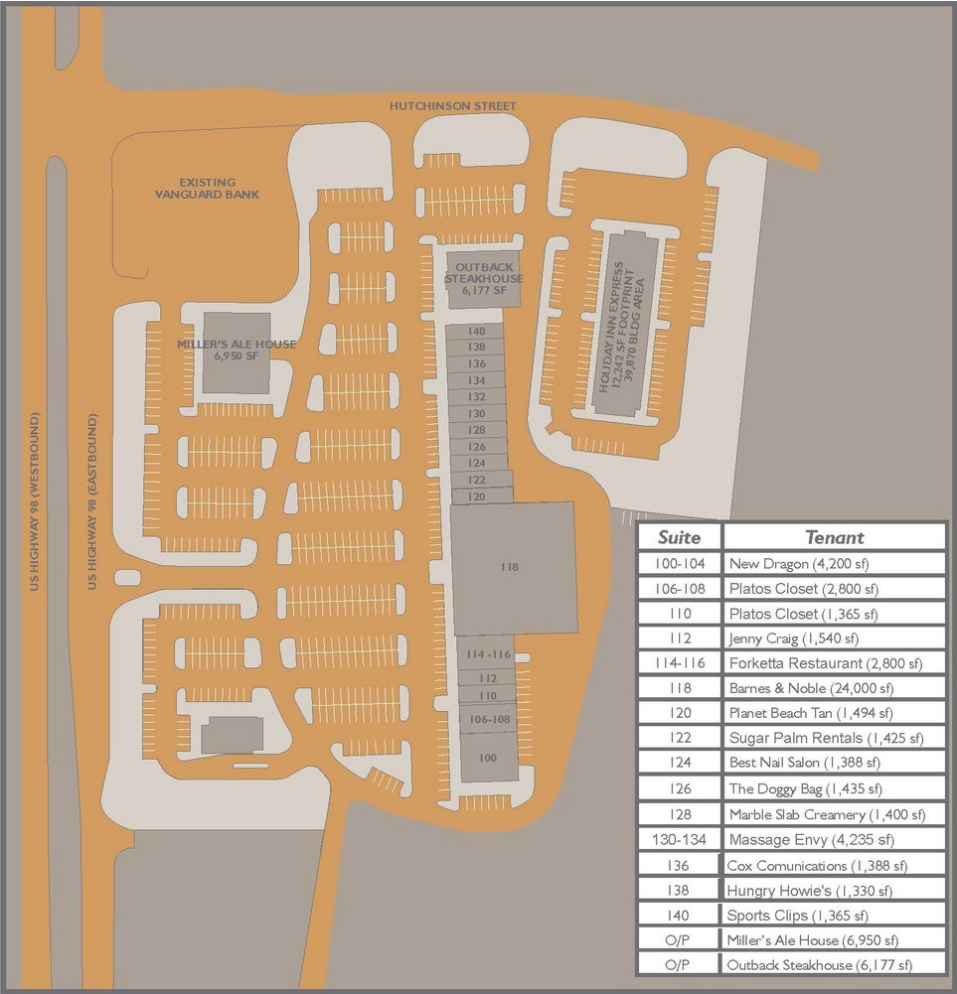


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AVAILABLE SPACES

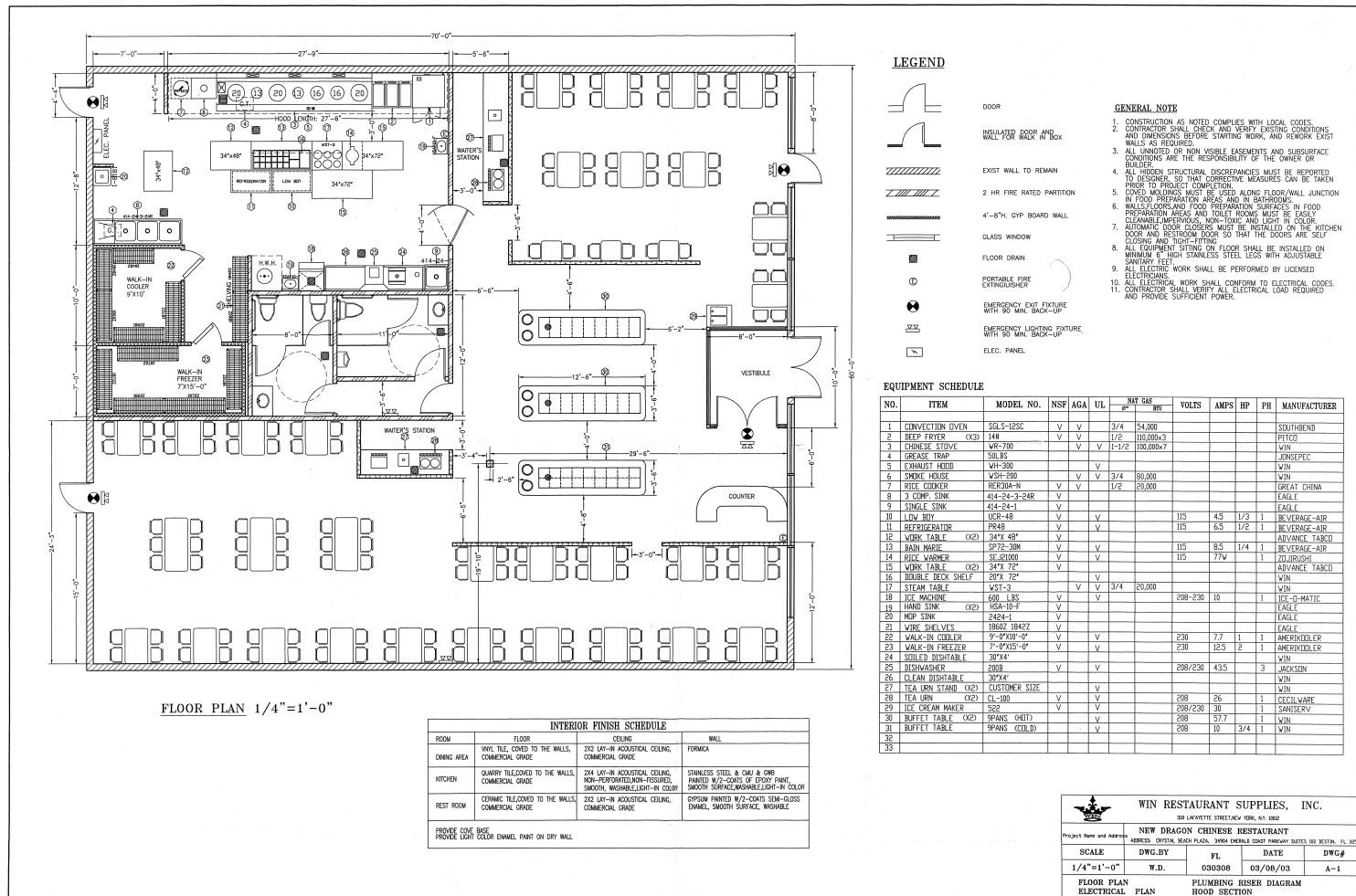
LEASE TYPE		NNN	LEASE SPACE		4,200 SF
SPACE TYPE		Restaurant	LEASE RATE		\$20.00 SF/yr
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	4,200 SF	NNN	\$20.00 SF/yr	Restaurant Endcap Space



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SUITE 100 FLOOR PLAN



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DESTIN MSA OVERVIEW



AREA OVERVIEW

Destin is a city located in Okaloosa County, Florida. It is a principal city of the Fort Walton BeachCrestview-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 1980s and is now a popular tourist destination. According to the Florida Department of Environmental Protection, over 80% of the Emerald Coast's 4.5 million annual visitors visit Destin. The city 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.

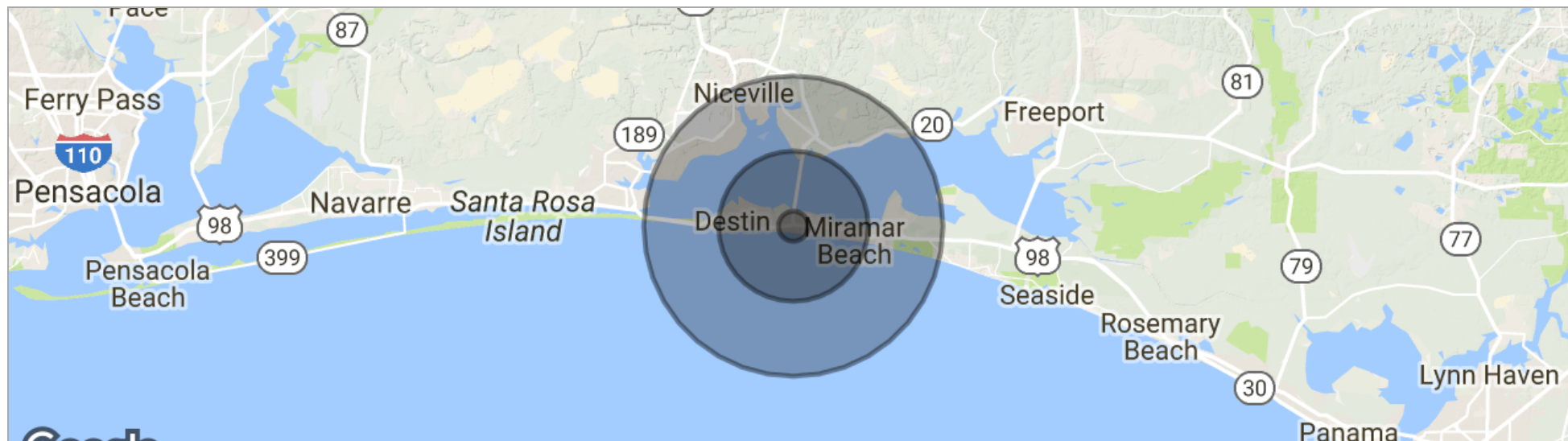
The Emerald Coast is an unofficial name for the coastal area in Florida on the Gulf of Mexico that stretches about 100 miles through five counties-Escambia, Santa Rosa, Okaloosa, Walton, and Bay-from Pensacola to Panama City. The area is known as a family drive destination, attracting tourists from across 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 readers.

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DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,957	15,286	58,211
MEDIAN AGE	43.2	41.0	39.7
MEDIAN AGE (MALE)	45.3	39.1	38.0
MEDIAN AGE (FEMALE)	40.8	42.1	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	865	6,430	23,076
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$128,178	\$105,200	\$86,793
AVERAGE HOUSE VALUE	\$652,930	\$642,225	\$349,641

PROPERTY HIGHLIGHTS

- High-Traffic location with excellent visibility and access to 54,000 vehicles per day at the signalized intersection of U.S. Highway 98 & SR 293
- Prime location on Florida's Emerald Coast, visited by approximately 4.5 million people per year
- Close to luxury residential developments and popular tourist attractions and recreational areas, including several golf courses and Henderson Beach State Park
- The population within one mile of the property increased by 62.33% between 2010 and 2017. Average HH income of \$128,000 within a mile