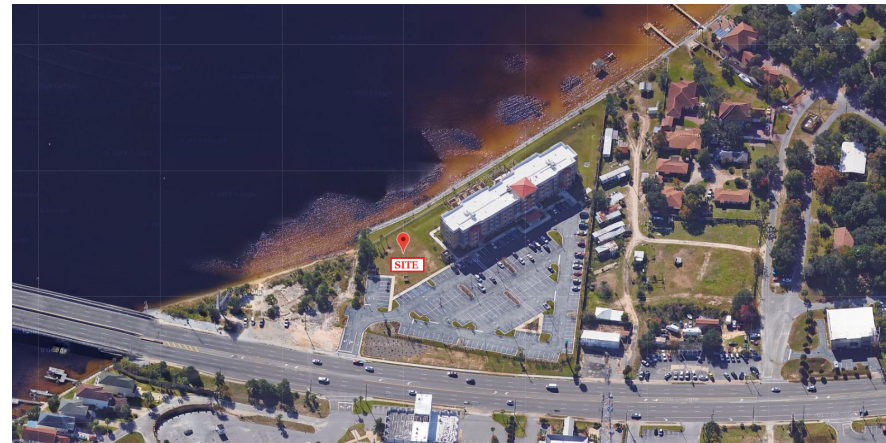


843 EGLIN PKWY

FORT WALTON BEACH, FL 32547



WATERFRONT RESTAURANT PAD SITE



PROPERTY SUMMARY

Sale Price:	\$899,000
Property Type:	Restaurant Pad Site
Lot Size:	1.1 +/- Acres
APN #:	06-2S-23-0000-0038-0000
Zoning:	MU - Mixed Use
Traffic Counts:	47,000 AADT

PROPERTY OVERVIEW

Rare waterfront site available with frontage on the Choctawhatchee Bay. The 1.1+/- acre parcel is zoned MU-Mixed Use and can accommodate several commercial and residential uses. All utilities have been brought to the site and the site can accommodate up to a +/- 6,500 SF building. The site is located just before the Shalimar bridge and is contiguous to the newly built TownePlace Suites hotel which has 112 rooms. The property is located on the high trafficked Eglin Pkwy which is the main thoroughfare in Ft Walton Beach. Eglin Pkwy experiences in excess of 47,000 vehicles per day. The site is ideally located in the main retail corridor with excellent visibility from the road and near shopping, restaurants, and several national big box retailers. This is a highly desirable restaurant or retail location with frontage on the bay and is located within minutes to Eglin Air Force Base, beautiful beaches, shopping, and entertainment. The trade area has a very stable employment which is characterized by military personnel from Eglin Air Force Base and Hurlburt Field. Within 5 miles of the property there are an estimated 71,500 residents.

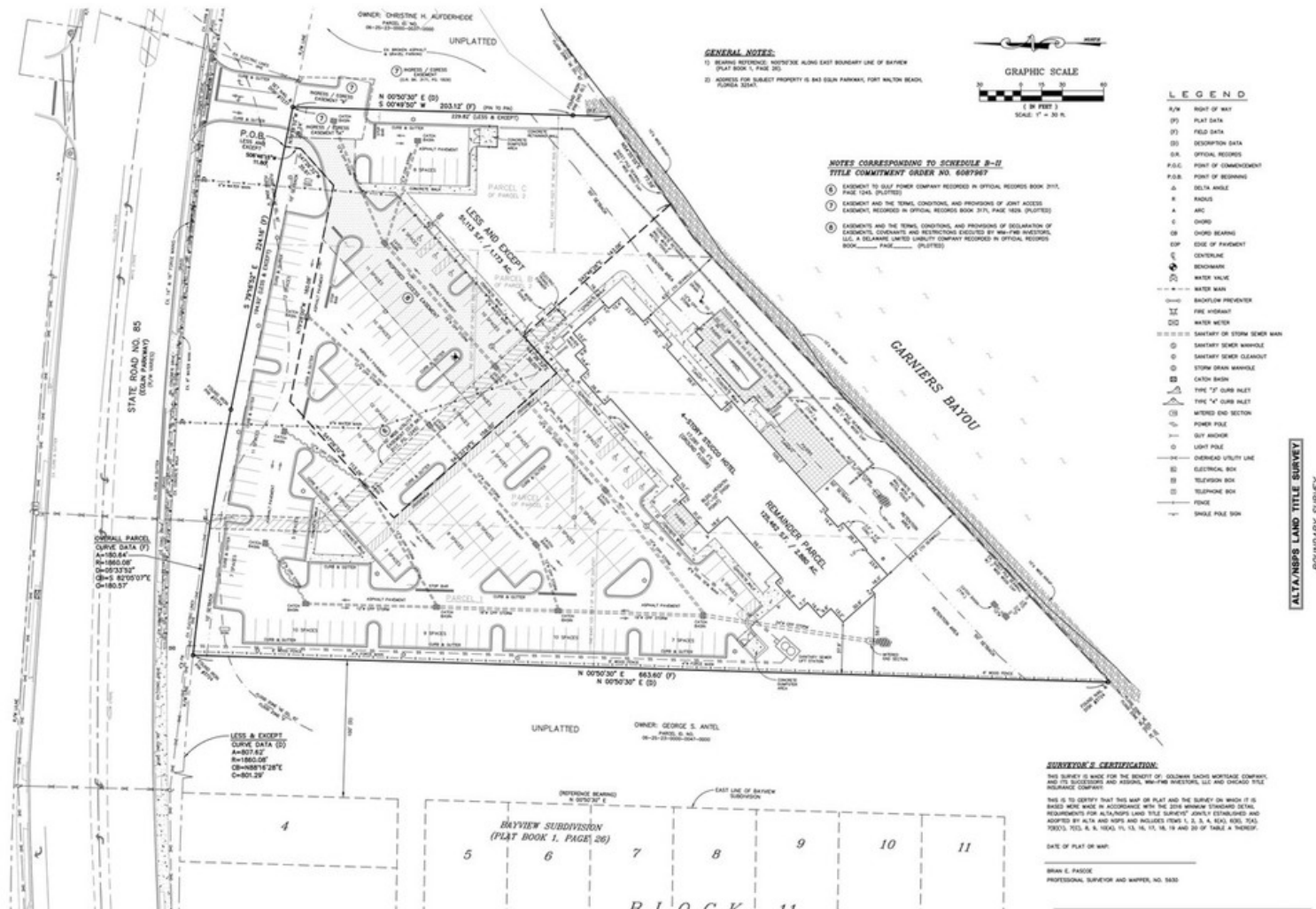
PROPERTY HIGHLIGHTS

- Rare waterfront restaurant development site
- Ideal location in Fort Walton Beach with Choctawhatchee Bay frontage
- Located off the main thoroughfare in Fort Walton Beach, Eglin Pkwy (47,000 AADT)
- Close proximity to the Air Force Base, shopping, entertainment, and beaches

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SURVEY



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PROPERTY PHOTOS



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ADDITIONAL PHOTOS



FORT WALTON BEACH, FL 32547

SUN PLAZA

Publix TJ-maxx Office DEPOT

BEALL'S Cici's Pizzeria Moe's Southern Comfort

SANTA ROSA MALL

Dillard's sears OLD NAVY

JCPenney HIBBETT SPORTS™

47,000 AADT

33,500 VPD

HWY 98 (44,000 VPD)

UPTOWN STATION

Winn-Dixie ROSS Party City

West Marine FIVE GUYS

ULTA five BELOW FIREHOUSE SUBS

BR Tuesday Morning

McALISTER'S RESTAURANT

TJ MAXX PLAYS

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency





THE FORT WALTON BEACH-CRESTVIEW-DESTIN METROPOLITAN STATISTICAL AREA OVERVIEW

The Fort Walton Beach-Crestview-Destin Metropolitan Statistical Area (the "Fort Walton Beach MSA") is comprised entirely of Okaloosa County and encompasses an area of approximately 1,082 square miles in northwest Florida that extends from the Gulf of Mexico in the south to the Alabama state line to the north. The area has been voted "Ten Best Places to Live" by Money Magazine and is best known for its large military presence, very stable employment base and tourist industry made possible by Florida's best beaches.

The Crestview-Ft Walton Beach-Destin Metropolitan Statistical Area's (MSA) May 2018 unemployment rate of 2.7% is the lowest it has been in over 10+ years.

The Fort Walton Beach MSA offers an assortment of unspoiled landscape from rich farm land and pine forests to the famous sugar-white beaches of the Emerald Coast - a name earned for its pristine and clear beaches that attract visitors from the entire Southeast region of the United States.

With an estimated 4.5 million people visiting the Emerald Coast annually, Okaloosa enjoys its stable year-round consumer activity. Every dollar spent in the MSA from tourism goes through the local economy 1.8 times.

The Fort Walton MSA has been voted as Ten Best Places to Live by Money Magazine by virtue of the area's year-round favorable climate, its assortment of award-winning hospitals, cultural activities, renowned beaches, stable employment base and good educational system. The area is served by five major hospitals, including among others Fort Walton Beach Medical Center,

The Fort Walton Beach MSA has a secondary school system ranked among the best in the nation, a major university and a community college. Residents and tourists visiting the Fort Walton Beach MSA also enjoy a number of museums, art galleries, a science center and historical sites. The Mattie Kelly Arts Center has two fine art galleries, a theater-in-the-round, a 3,500 capacity amphitheater, a music wing and a 1,650 seat main theater that is home to the Northwest Florida Symphony Orchestra. The Fort Walton Beach MSA offers year-round golfing options, including six private clubs, twelve semi-private courses and over one dozen public courses.

Top 10 Private Sector Employers

Employer	# of Employees
Fort Walton Beach Medical Center	1,097
Crestview Aerospace Corporation	956
Lockheed Martin	827
InDyne, Inc.	800
North Okaloosa County Medical Center	698
Jacobs TEAS	566
National Electronics Warranty (NEW), Inc.	466
ResortQuest	463
DRS Training and Control Systems	439
BAE Systems Technical Services	435

The Fort Walton Beach-Crestview-Destin Metropolitan Statistical Area is expected to continue to lead Florida with high employment rates. The population density in the area is expected to continue to grow, which when added to a strong tourism industry, positions the area for strong economic growth. With limited restaurants serving the area, properties like the subject site are highly sought after and rare to come by.

TRADE AREA SUMMARY

MILITARY PRESENCE

The Fort Walton Beach MSA is home to one of the largest military bases in the world, as well as a number of other military installations. These combine to create one of Florida's most stable employment centers and will continue to drive population growth in the area.

Eglin Air Force Base

- Eglin AFB is the largest military installation in the Department of Defense
- Occupies 463,128 acres across Okaloosa, Santa Rosa and Walton Counties
- More than 724 square miles of land area
- More than 134,000 square miles of airspace
- More than 123,000 square miles of water ranges in the Gulf of Mexico
- Active Duty Military: **9,470**
- Civilians: **4,000**

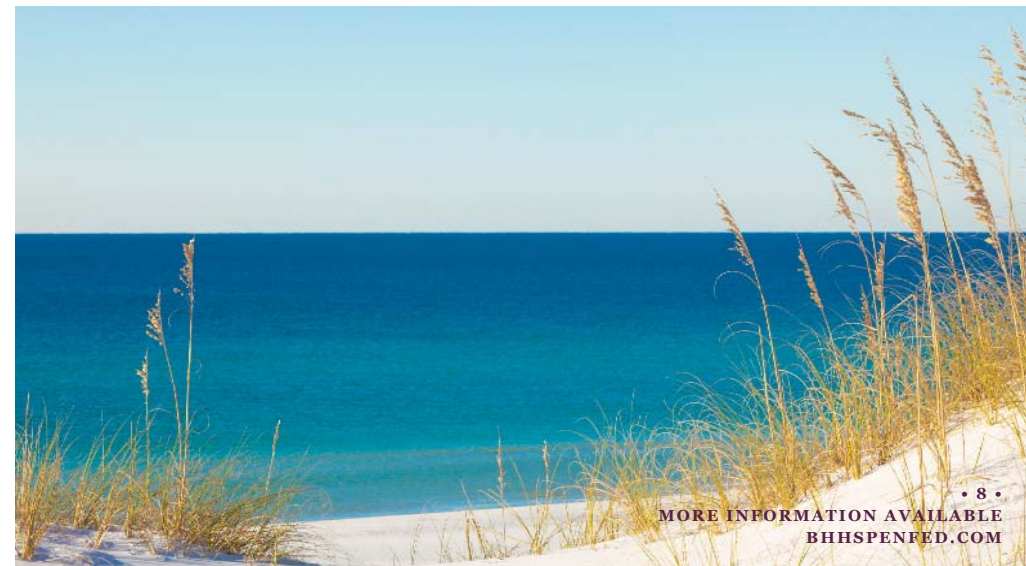


Hurlburt Field

- Occupies 6,634 acres.
- Selected Best Air Force Installation, 2009
- Headquarters of the Air Force Special Operations Command (AFSOC)
- Headquarters of 1st Special Operations Wing, AFSOC's oldest and largest unit
- Responsible for worldwide deployment in the conduct of the War on Terrorism
- Active Duty Military: **8,500**
- Active Duty Dependents: 10,782
- Civilians: 1,316

Duke Field

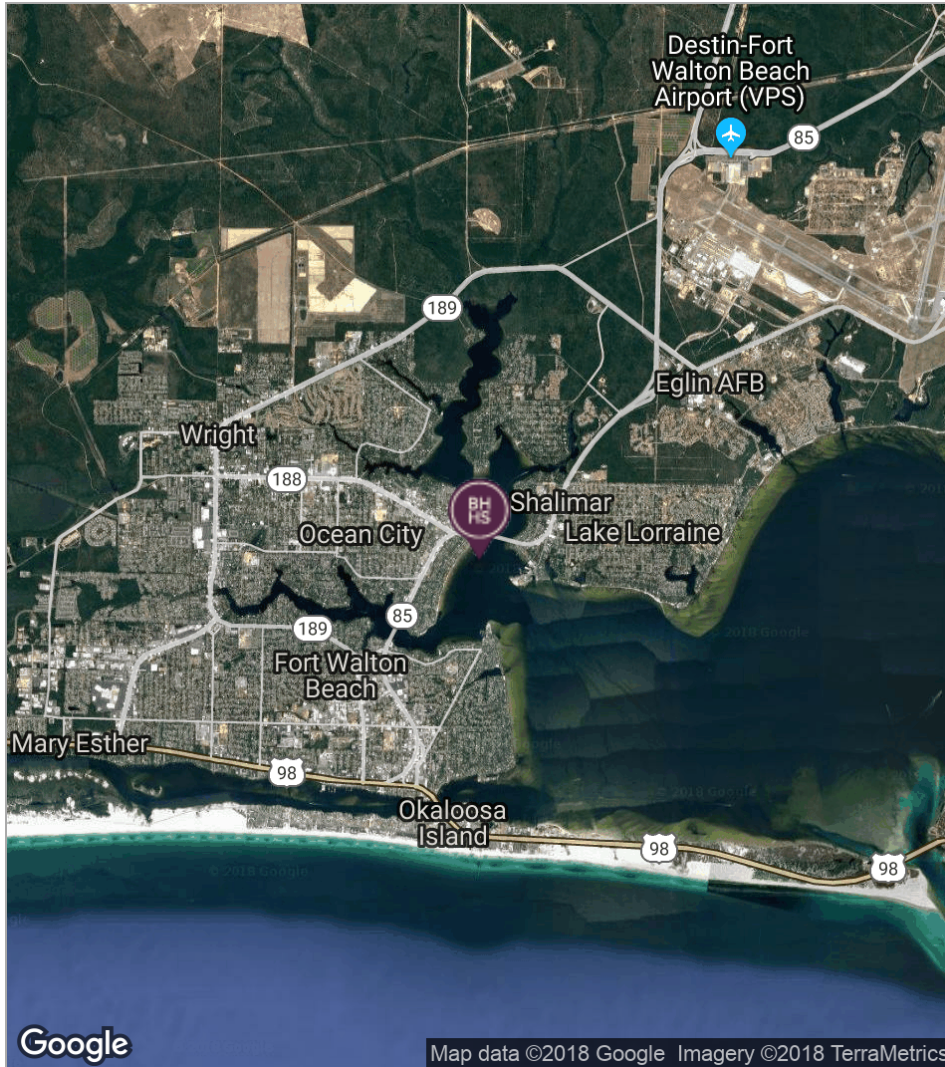
- Home to the 919th Special Operations Wing, the only special operations unit in the Air Force Reserve.
- Employs 1,200 reservists and 300 full-time civil service personnel.
- Duke's total economic impact in the community is estimated at \$51 million annually.



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PLAT & LOCATION MAPS

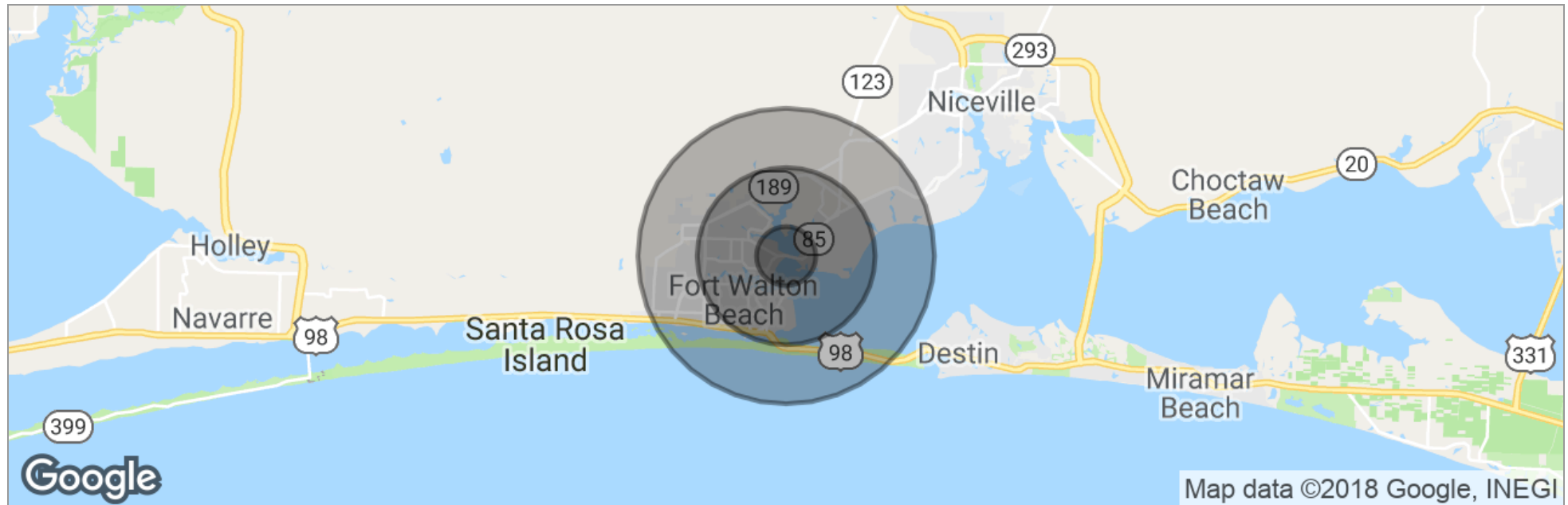


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DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	5,748	45,205	71,042
Population Density	1,830	1,599	905
Median Age	37.6	38.9	37.6
Median Age (Male)	35.5	37.7	36.3
Median Age (Female)	39.9	40.1	39.4
Total Households	2,347	19,140	29,773
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$70,433	\$66,562	\$64,101
Average House Value	\$319,990	\$275,765	\$258,851

* Demographic data derived from 2010 US Census

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DEMOGRAPHICS REPORT

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Median age (female)	39.9	40.1	39.4

	1 MILE	3 MILES	5 MILES
Total population - White / % White	5,018 / 87.3%	37,170 / 82.2%	55,422 / 78.0%
Total population - Black / % Black	355 / 6.2%	4,416 / 9.8%	9,126 / 12.8%
Total population - Asian / % Asian	194 / 3.4%	1,211 / 2.7%	2,489 / 3.5%
Total population - Hawaiian / % Hawaiian	0 / 0.0%	0 / 0.0%	0 / 0.0%
Total population - Indian / % Indian	24 / 0.4%	330 / 0.7%	500 / 0.7%
Total population - Other / % Other	81 / 1.4%	815 / 1.8%	1,127 / 1.6%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	149 / 2.6%	3,324 / 7.4%	5,007 / 7.0%

* Demographic data derived from 2010 US Census