

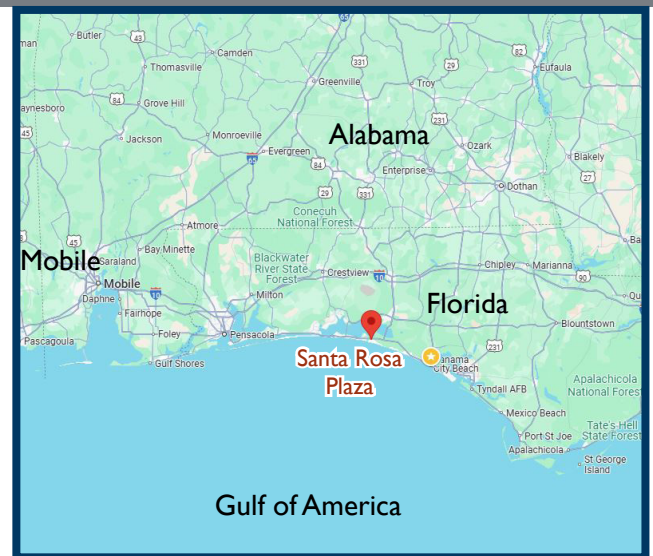
SANTA ROSA PLAZA

4942 U.S. HIGHWAY 98 WEST, SANTA ROSA BEACH, FL 32459



PROPERTY DETAILS

- 31,609 SF retail shopping center located in upscale Santa Rosa Beach, Florida in Walton County
- Part of the “30A” area that is home to charming, upscale beach communities including Seaside, Rosemary Beach
- Tenant mix brings foot traffic and includes popular restaurants, retailers, wellness and service companies
- Good visibility and access on this major highway for both local and seasonal traffic with 41,500 VPD
- Ample parking with good ingress and egress
- 24,000 year-round residents in 5 miles with HH income of \$109,000; daytime employment of almost 12,000
- Greatly benefits from seasonal visitors to the 100 mile stretch of the beautiful “Emerald Coast” Gulf beaches. Walton County by itself had over 2 million visitors just in summer 2024 alone. Tourism’s annual economic impact is \$5 billion.

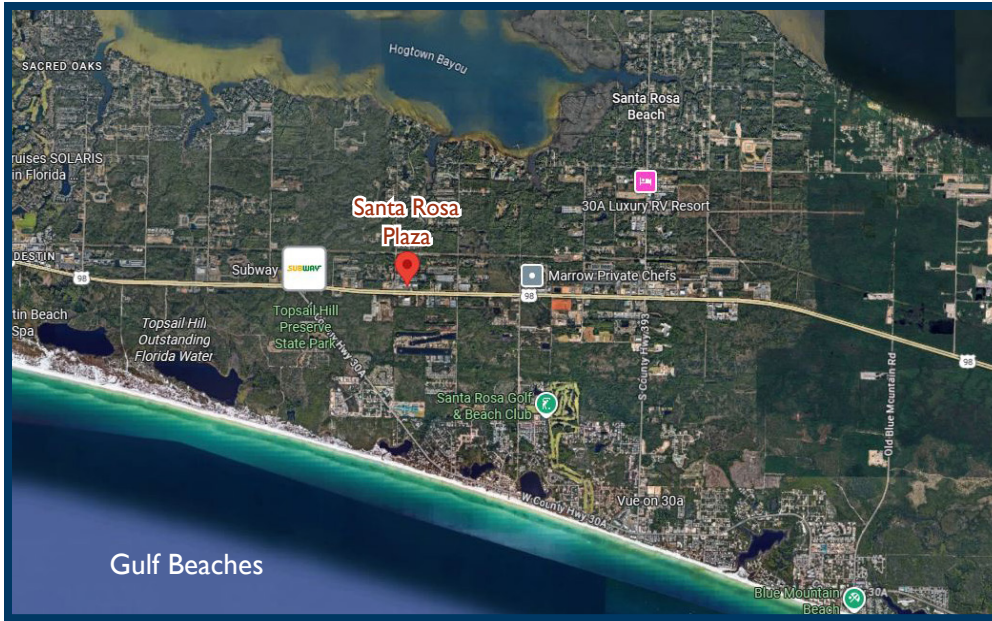


BRAND
Real Estate Services

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770.476.4801

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DEMOGRAPHICS - CoStar

	1 mile	3 miles	5 miles
Population	1,884	11,553	24,409
Daytime Pop.	941	5,108	11,885
Income	\$90,674	\$96,739	\$109,016

2024: over 2 million summer visitors spent \$1.66 billion in Walton County on lodging. When adding what was spent in retail shops, restaurants and gas stations, Tourism for the whole year in 2024 had a total \$5 billion economic impact.

TRAFFIC COUNTS

U.S. Hwy. 98 West 41,500 VPD

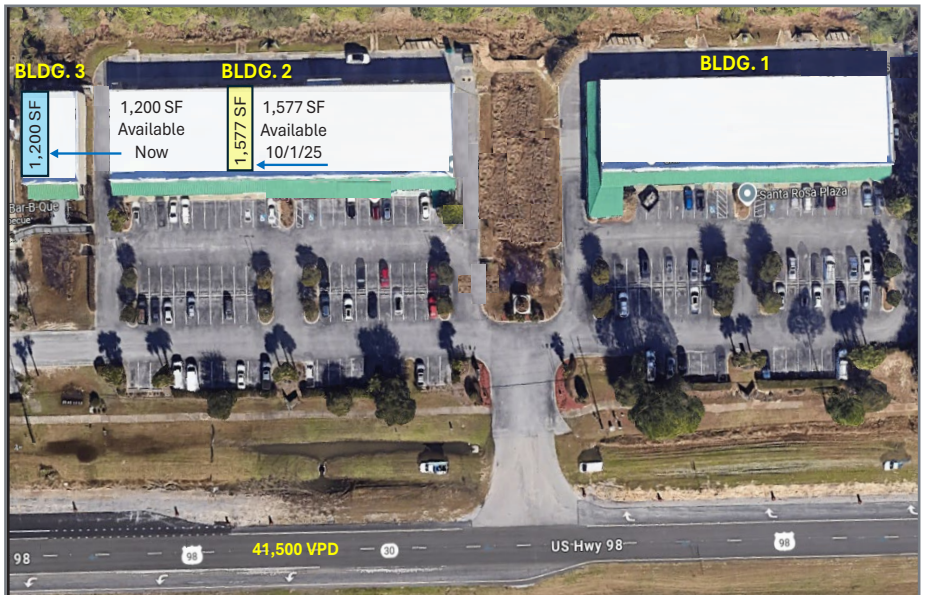
GPS COORDINATES

Lat. 30.3761353 Long. -86.2690977

SUITE	BUILDING 1	SF
1-2	Outcast Seafood Bar & Grill	4,000
3	L'Amour Nails	900
4	Yuppy Puppy Grooming	1,200
5	Warrior Fitness	4,135
7	Chop Stix Restaurant	1,203
8	Don Pedro's Mexican Restaurant	2,400

BUILDING 2		
12	Church	3,654
14	H&R Block	1,200
15	Kicks Martial Arts Available 10/1/25	1,577
16	Resort Locksmith Services	1,200
18	Fat Daddy's Pizza	2,400
19	Bay Dental Center	1,340
20	Chiang Rai Thai Restaurant	4,000

BUILDING 3		
23	ProHealth Chiropractic	1,200
24	Available	1,200
Total Square Feet		31,609



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