

GULFVIEW PLAZA ~ REDEVELOPMENT

1021 Highway 98 east, Destin, FL 32541

RETAIL PROPERTY FOR LEASE

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	8,000 SF
Available SF:	1,500 - 8,000 SF
Lot Size:	1.38 Acres
Year Built:	2020
Zoning:	Town Center Mixed Use, City of Destin
Market:	Destin
Submarket:	West Destin
Traffic Count:	54,000

PROPERTY OVERVIEW

Redevelopment/ Build to Suit opportunity available on 1.38 acres in Destin FL with full access on Hwy 98. Join other national tenants such as Target, Starbucks, Chick-fil-A, McDonald's and Hobby Lobby in this highly sought after market. Destin is a popular year around tourism destination with over 4 Million visitors per year which spent \$2.98 Billion in 2017 (\$1.24 Billion spent on dining and retail). Current lease rates in the local market range from \$30-\$45NNN with low vacancy rates. Florida DOT traffic counts for this property are 54,000 ADT.

PROPERTY HIGHLIGHTS

- Build to Suit
- Great Visibility
- High Traffic Counts
- Ground Lease Available

For More Information:

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ADDITIONAL PHOTOS

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RETAIL PROPERTY FOR LEASE

SITE PLAN

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P R O P E R T I E S



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RETAIL PROPERTY FOR LEASE

RETAILER MAP

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Google

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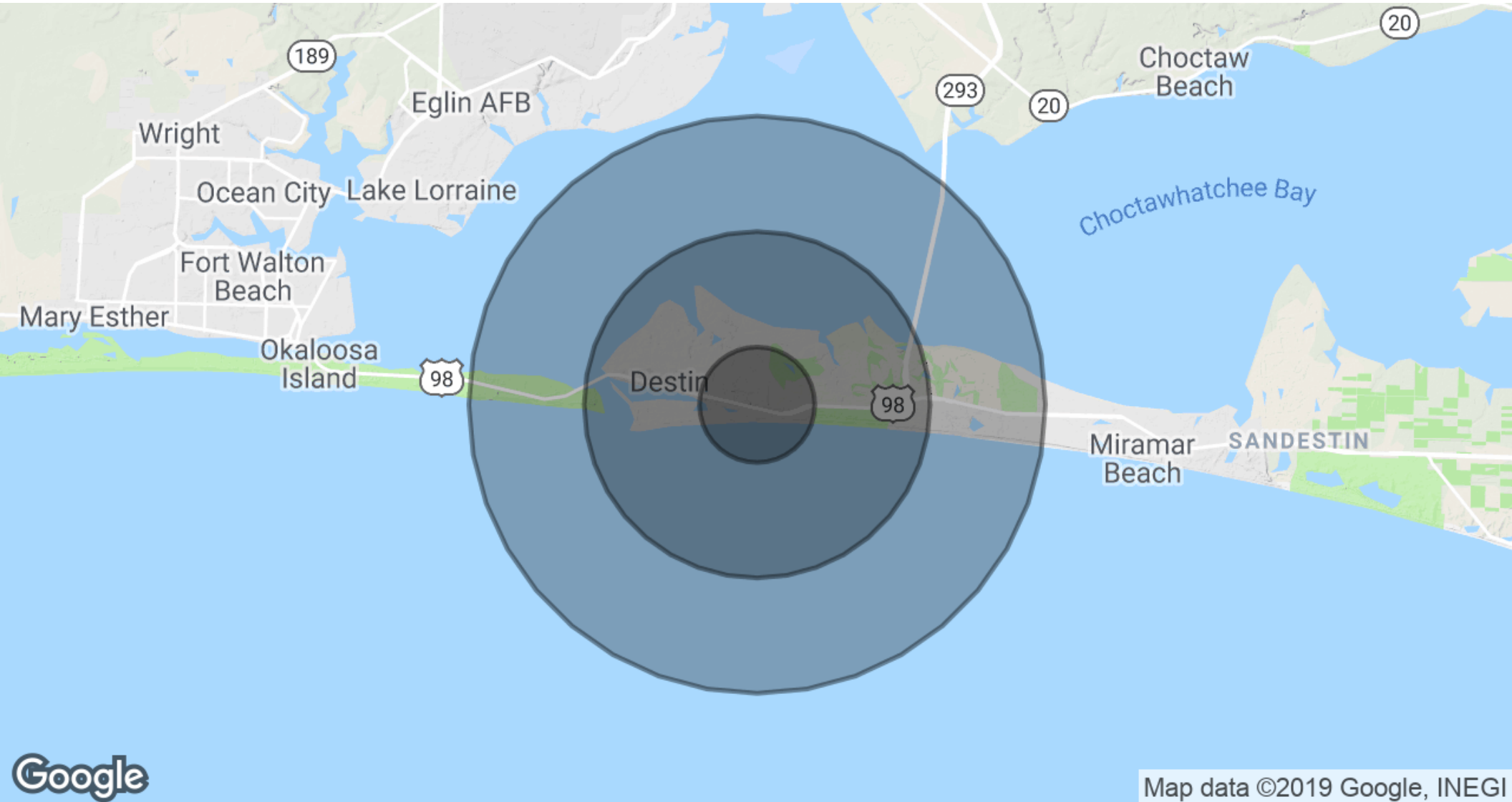
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RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT

TAYLORALLEN
PROPERTIES



Map data ©2019 Google, INEGI

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RETAIL PROPERTY FOR LEASE

TAYLORALLEN
P R O P E R T I E S

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,846	12,589	17,011
Median age	42.4	40.6	40.8
Median age (Male)	36.0	36.8	38.8
Median age (Female)	46.1	43.1	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	759	5,213	7,189
# of persons per HH	2.4	2.4	2.4
Average HH income	\$108,055	\$98,194	\$100,804
Average house value	\$654,604	\$652,845	\$652,545

** Demographic data derived from 2010 US Census*

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BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director of Commercial Sales and Leasing

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FL #678851

PROFESSIONAL BACKGROUND

An industry professional for nearly two decades, Brett Stuart brings a wealth of commercial real estate expertise to Taylor Allen Properties. Brett's portfolio of services includes multiple market planning, site selection, tenant and landlord representation, real estate portfolio disposition and lease negotiation.

Brett is a graduate of the University of West Florida and longtime area resident. During his tenure, he has successfully completed thousands of transactions along the Emerald Coast. Brett is dedicated to customer service and takes pride in ensuring all parties are treated fairly and with the utmost respect.

Brett's tremendous market knowledge and area expertise allow him to assist customers through complex business decisions. He strives to provide unique solutions for each client's goals and objectives. He specializes in the following categories in NW Florida: Office, Retail, Light Industrial, Income Producing Assets & Vacant land development. Brett has extensive national tenant and broker relationships along the Northwest Florida Gulf Coast.

Brett's acute business acumen coupled with his commitment to nurturing long lasting relationships has led to a proven track record of success in commercial real estate.

EDUCATION

B.S. University of West Florida

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CHAD KNAEPPLE, CCIM, SIOR

Executive Director

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PROFESSIONAL BACKGROUND

Chad Knaepple is the Executive Director of Commercial Sales and Leasing for Taylor Allen Properties who specializes in sales and leasing of office/ warehouse and income producing properties. With over a fifteen years of industry experience, he discovered his passion for real estate during his span in residential sales with Linda Watson Realty. Chad has been a Licensed Realtor in the State of FL since 2003 and has focused solely on commercial sales and leasing since 2011. In 2013, Chad teamed up with his wife and business partner Jennifer to establish Taylor Allen Properties. In 2016 Chad sold over 100,000 SF and leased over 45,000 SF of improved commercial property and was involved in multiple vacant commercial land transactions. Mr. Knaepple currently serves on multiple boards and committees holding the position of Commercial Director for Emerald Coast Association of Realtors, Board Member of Gulf Coast Commercial MLS (regional commercial MLS), Treasurer of the Airport Plaza Commercial Condominium and also volunteers his time professionally for Food for Thought Florida (501 c 3) advising on site selection, valuations, and negotiations for their current and past locations.

EDUCATION

Louisiana State University- School Of Architecture

MEMBERSHIPS

CCIM SIOR

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