



30 AVENUE

12805 US HIGHWAY 98 EAST

INLET BEACH, FLORIDA



PRIME LOCATION IN A TOURISM HOTSPOT

DISCOVER YOUR NEXT SUCCESS STORY

The Shoppes at 30 Avenue in Inlet Beach, Florida, is a premier commercial shopping center offering a mix of shopping, dining, and entertainment. Located at the intersection of scenic 30A corridor and US-98, it attracts both locals and tourists, thanks to its proximity to popular beaches and luxury resorts. This upscale retail destination benefits from high tourist traffic, boosting retail and consumer spending. It features modern architecture and landscaped spaces, ensuring a premium shopping experience. With strong market fundamentals, a growing local population, and opportunities for expansion, The Shoppes at 30 Avenue represents a prime investment opportunity in a vibrant, tourism-driven market.

871,300

ANNUAL VISITORS TO THE SHOPPES AT 30AVENUE*

\$4.8 BILLION

VISITOR SPENDING IN WALTON COUNTY
CY2022

~5.3 MILLION

INLET BEACH VISITORS ANNUALLY

Source: Placer.AI



KEY HIGHLIGHTS

PRIME LOCATION

- Located at the intersection of scenic 30A corridor and US-98.
- Nearly 26,000 vehicles passing each day on US-98.
- Close to popular beaches, luxury resorts, and residential communities.
- 20 minutes from Northwest Florida Beaches International Airport.

TOURISM-DRIVEN MARKET

- Attracts millions of visitors annually to its beautiful beaches and recreational activities.
- High tourist traffic boosts retail and consumer spending.

ROBUST CONSUMER TRAFFIC

- Consistent foot traffic from locals and tourists.
- Diverse tenant mix draws a wide range of shoppers.
- Seasonal events enhance visitor engagement.





TROPHY MIXED-USE LIFESTYLE CENTER IN INLET BEACH, FL

TOTAL SPACE

1,367-2,240 SF

CO-TENANTS

Amici Italian Kitchen, Aja, Amigos 30A,
Bohlert Massey, Willow, Rollands Beauty Bar, Cuvee 30A

POSSESSION

Immediate

TERM

Negotiable

RENT

Upon Request



SITE PLAN





MARKET OVERVIEW

INLET BEACH

Inlet Beach, Florida, stands out as a prime location for both residential and commercial investment, thanks to its idyllic setting and strategic location. Situated at the eastern end of Scenic Highway 30A, Inlet Beach offers a blend of serene coastal living with easy access to nearby upscale communities like Rosemary Beach and Alys Beach. The area boasts some of the most pristine, sugar-white beaches on the Gulf Coast, coupled with a laid-back yet sophisticated atmosphere. Its proximity to major hubs like Panama City Beach and Destin, along with the area’s natural beauty and community charm, makes it an attractive destination for both tourists and potential residents.

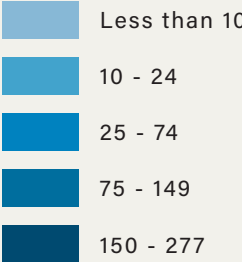
HOME VALUES IN INLET BEACH HAVE SEEN SIGNIFICANT APPRECIATION, DRIVEN BY THE AREA’S GROWING POPULARITY AND LIMITED AVAILABILITY OF BEACHFRONT PROPERTIES. LUXURY HOMES AND VACATION RENTALS DOMINATE THE MARKET, **WITH PRICES OFTEN EXCEEDING \$1 MILLION.**

Commercial real estate is also on the rise, with new developments catering to the increasing demand for high-end retail, dining, and hospitality options. Tourism continues to be a major driver of the local economy, attracting visitors year-round, particularly those seeking upscale beach experiences. This influx of tourists has fueled growth in both the residential and commercial sectors, making Inlet Beach a thriving and rapidly expanding market.

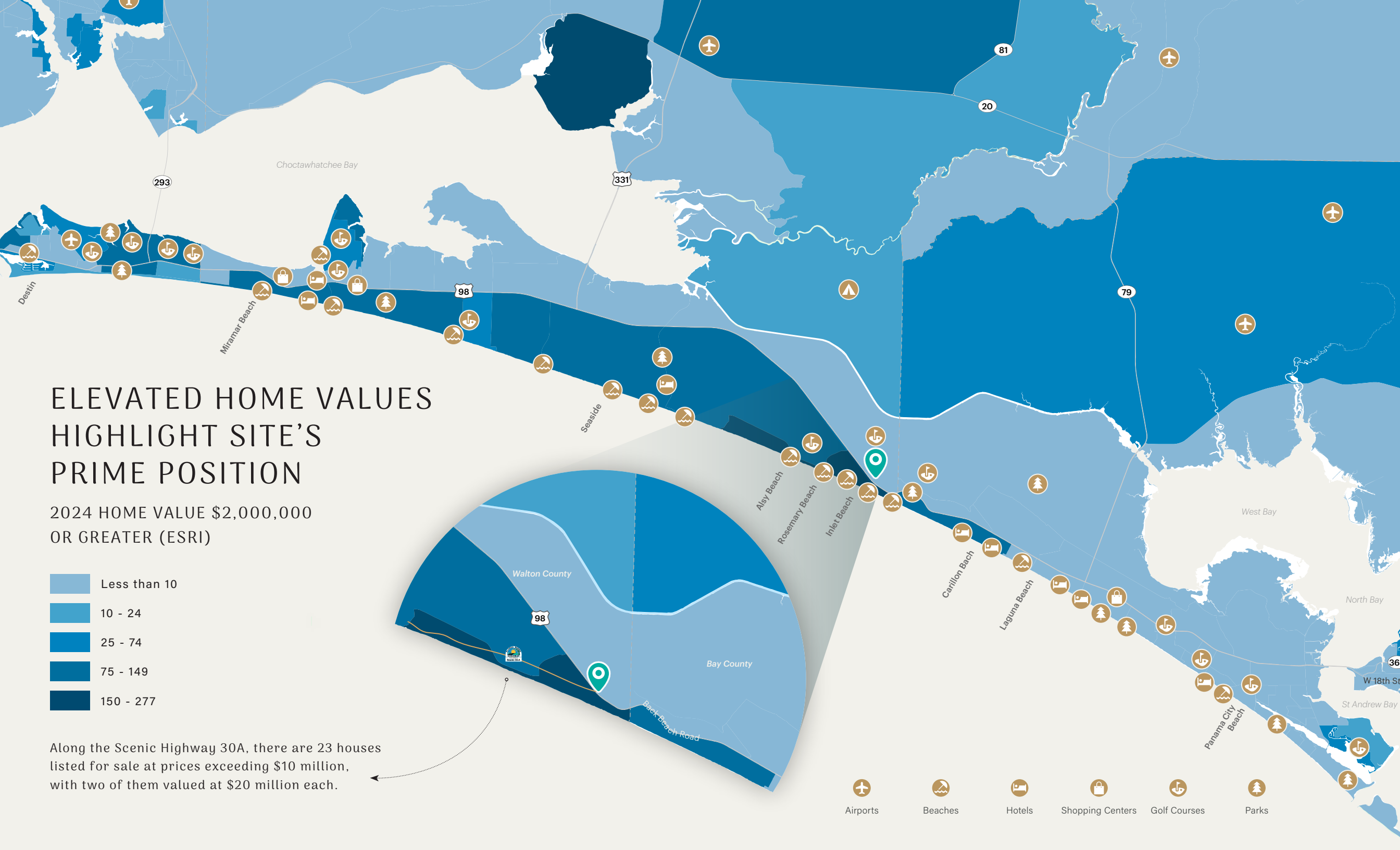
\$134M Food Away From Home Within a 30-min drive	\$1.12B Retail Goods Within a 30-min drive
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ELEVATED HOME VALUES HIGHLIGHT SITE'S PRIME POSITION

2024 HOME VALUE \$2,000,000
OR GREATER (ESRI)



Along the Scenic Highway 30A, there are 23 houses listed for sale at prices exceeding \$10 million, with two of them valued at \$20 million each.



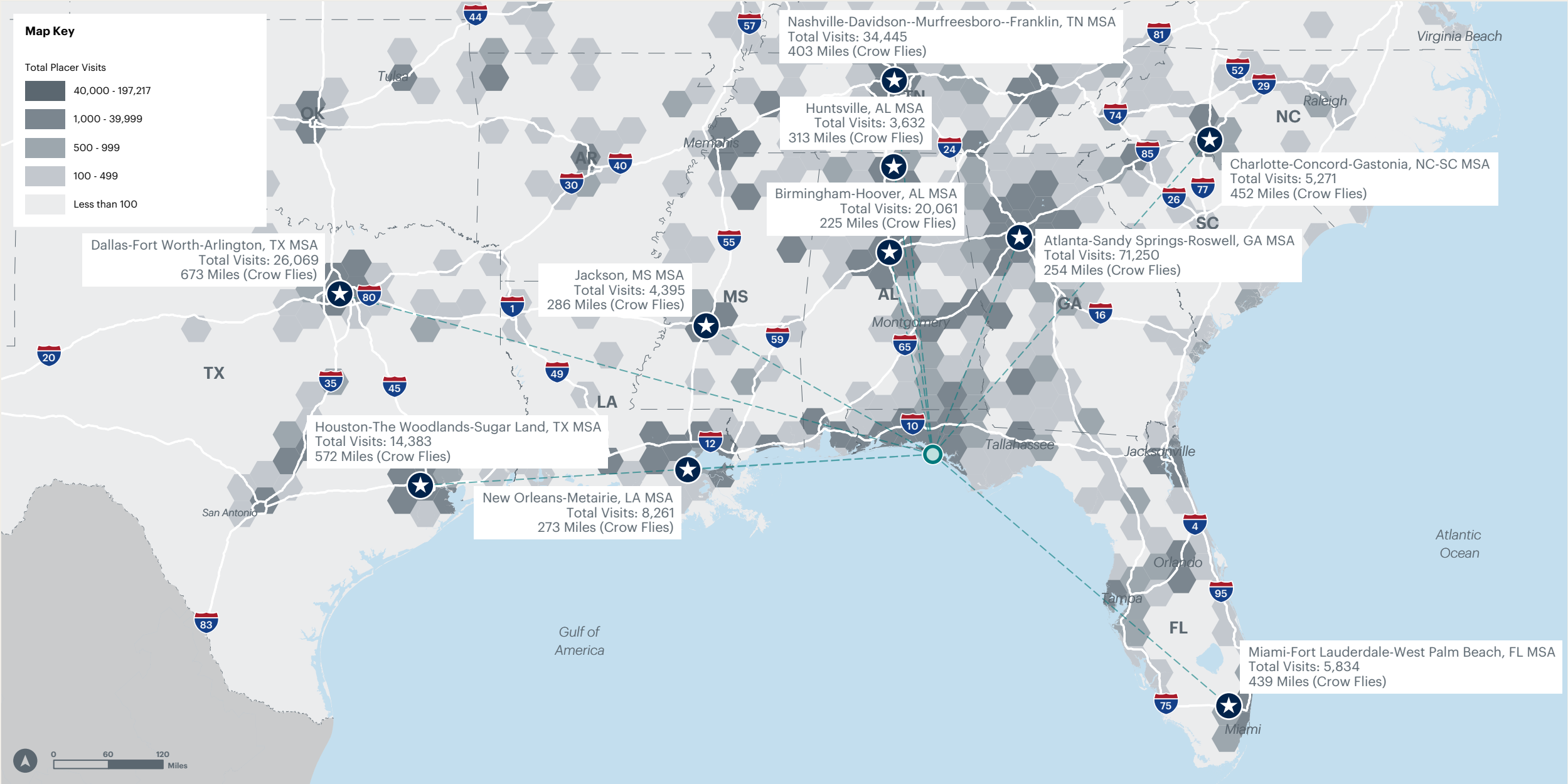
MARKET OVERVIEW

SCENIC HIGHWAY 30A

Scenic Highway 30A in the Florida Panhandle is a vibrant destination for tourists and family vacations, attracting affluent residents and visitors alike. Walton County, consistently recognized as the fastest-growing county in Florida, boasts a dynamic population with a strong entrepreneurial spirit. This has led to an increasing demand for quality workspaces, retail services, and premium amenities. The area is characterized by a strong appetite for luxury goods, unique boutiques, and upscale dining, supported by high property values, including homes valued at over \$10 million, and competitive commercial real estate. As 30A continues to flourish, it remains a prime location for those seeking a luxurious lifestyle and exceptional business opportunities.



CROW FLIES FROM METRO AREAS



30 AVENUE

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