

COMMERCIAL BUILDING FOR SALE

405 U.S. Highway 98 E • Destin, Florida 32541



Large commercial building with ample parking available for sale directly on Highway 98 (Emerald Coast Parkway) in Destin, Florida. Excellent visibility and access, with over 185 frontage feet on a portion of Highway 98 that sees over 44,500 vehicles per day as of 2012. Ideal location in a tourist-heavy area, surrounded by hotels, restaurants, shopping, spas, salons, boat rental facilities and other destination retailers.

For further information:
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**VALLAS
REALTY, INC.**

165 West I-65 Service Road N
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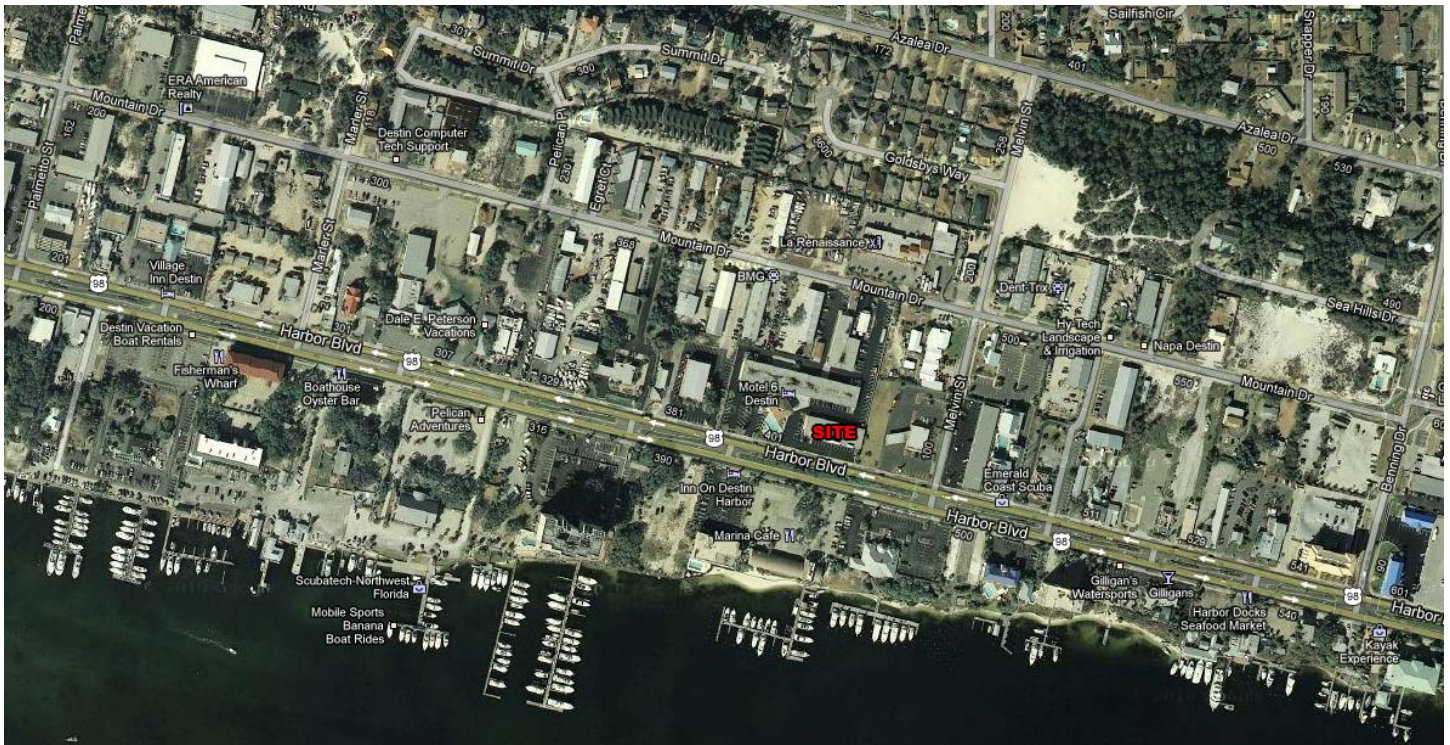
SUMMARY INFORMATION

Building Size:	±8,266 SF
Lot Size:	Over 1/2 acre
Zoning:	BT - Business Tourism
Frontage on Highway 98:	±185.19'
Year Constructed:	2005
Sale Price:	\$1,600,000

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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Located on Florida's Emerald Coast, Destin is known for its sugar white beaches and emerald green waters. Originating as a small fishing village, it is now an immensely popular tourist destination – according to the Florida Department of Environmental Protection, over 80 percent of the Emerald Coast's 4.5 million visitors each year visit Destin. Visitors play a large part in Destin's economy – the city's population of around 12,000 balloons to 40,000 during the tourist season.

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Demographic Information	1-mile	3-mile	5-mile
Current Estimated Population	5,757	39,610	129,430
Current Estimated Households	2,197	14,928	53,266
Average Household Income	\$59,567	\$79,251	\$59,331
Population Median Age	35	34	34
Daytime Population	929	15,540	74,302

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