

985 PALMS STATION

985 Highway 98, Ste. D, Destin, FL 32541

RETAIL PROPERTY FOR LEASE

EXECUTIVE SUMMARY

TAYLORALLEN
PROPERTIES



OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	2.67 Acres
Year Built:	2003
Building Size:	20,000 SF
Zoning:	Commercial
Market:	South Okaloosa County
Submarket:	Destin

PROPERTY OVERVIEW

1800 Square Feet existing office/ retail space located in West Destin in a mixed use retail center known as 985 Palms Station. The space is currently occupied by FEMBI Mortgage and their lease expires 5.31.20. This location is surrounded by tremendous synergy including Winn Dixie, Target, Home Goods, Nothing Bundt Cakes, Just Love Coffee, Que Pasa Mexican Grill, Yogurt Mountain & Fuji Sushi Buffet. The current interior design of this space has an open reception area, large conference room, large office, 2 other executive offices, break room, server room/ storage and one restroom. The interior ceiling heights are 10' throughout.

PROPERTY HIGHLIGHTS

- 1800 Square Feet existing office/ retail space, currently occupied by FEMBI Mortgage
- Tremendous retail & restaurant synergy surrounding the location
- 54000 Average Daily Traffic - FDOT 2017

For More Information:

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ADDITIONAL PHOTOS

TAYLORALLEN
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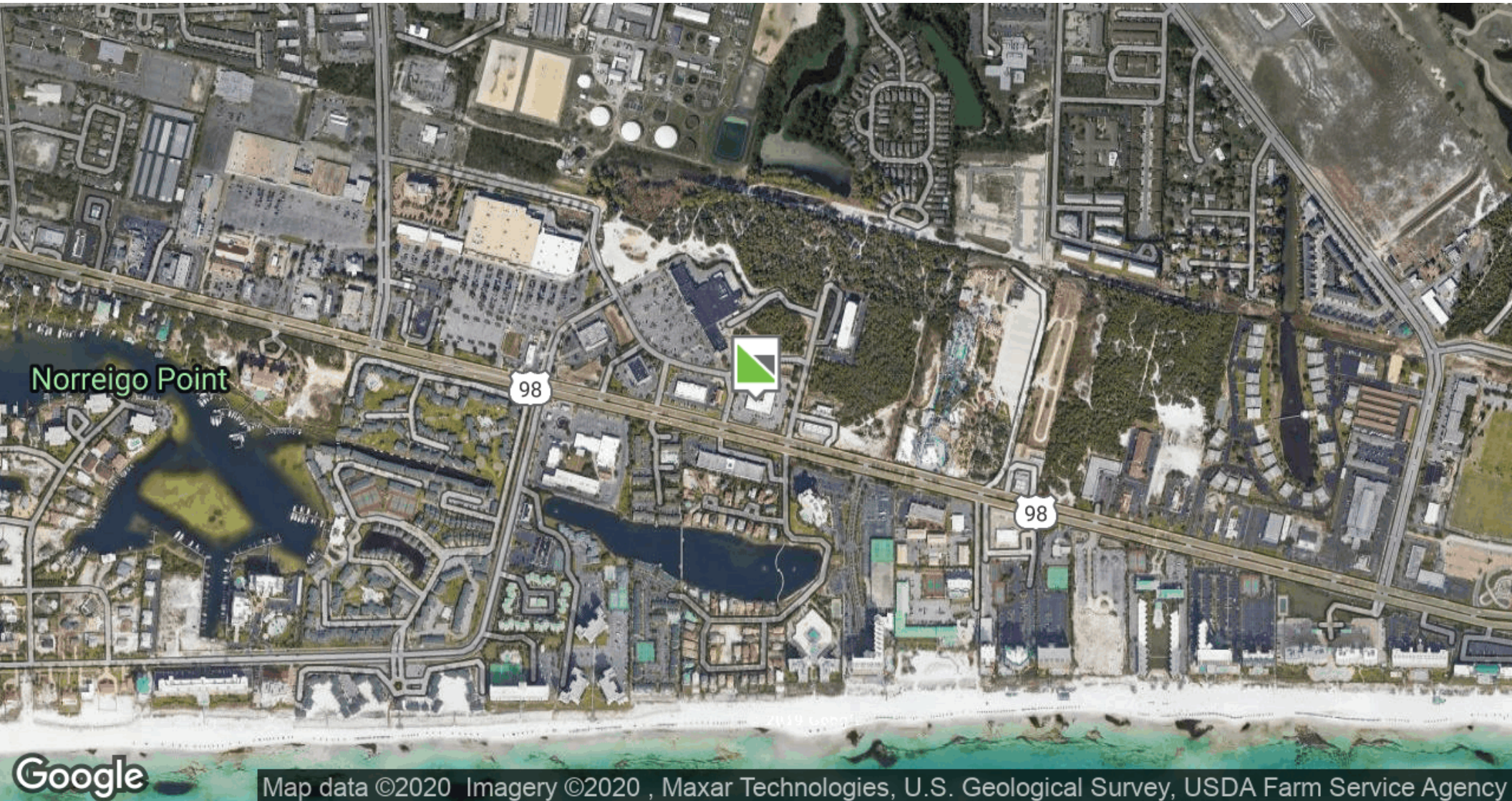
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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

TAYLORALLEN
PROPERTIES



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,448	12,413	16,152
Median age	39.2	40.5	40.9
Median age (Male)	33.8	36.7	38.5
Median age (Female)	42.9	43.3	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,017	5,129	6,798
# of persons per HH	2.4	2.4	2.4
Average HH income	\$92,408	\$95,073	\$100,547

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DEMOGRAPHICS MAP & REPORT

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Average house value	\$667,998	\$653,042	\$652,930
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** Demographic data derived from 2010 US Census*

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RETAIL PROPERTY FOR LEASE

RETAILER MAP

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Google

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ADVISOR BIO & CONTACT 1

BRETT STUART, DIRECTOR OF COMMERCIAL SALES & LEASING

Director Of Commercial Sales And Leasing



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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

MEMBERSHIPS & AFFILIATIONS

ICSC (International Council of Shopping Centers)
Leadership Okaloosa ~ Class of 2018
ECAR (Emerald Coast Association of Realtors)
All Sports Association Member ~ 2019

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ADVISOR BIO & CONTACT 2

CHAD KNAEPPEL, CCIM, SIOR

Executive Director



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PROFESSIONAL BACKGROUND

Chad Knaeppel 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. Knaeppel 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 & AFFILIATIONS

CCIM

Commercial Realtor of the Year 2015 & 2017

Gulf Coast Commercial MLS- Board of Directors

Emerald Coast Association of Realtors- Board of Directors

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