

Retail Outparcel Opportunity

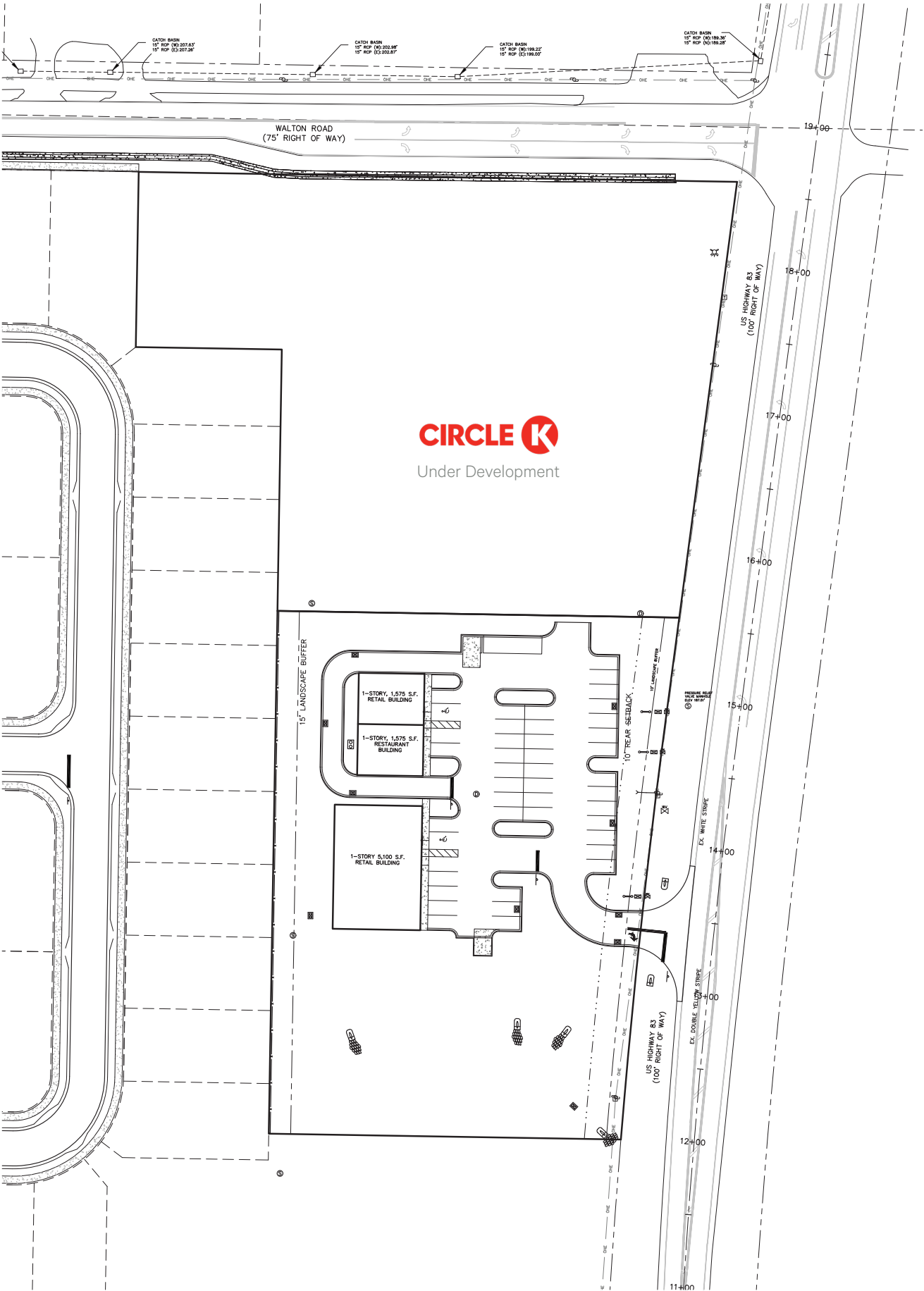
9,000 SF of Entitled Retail Land; Single-Tenant & Multi-Tenant Opportunities



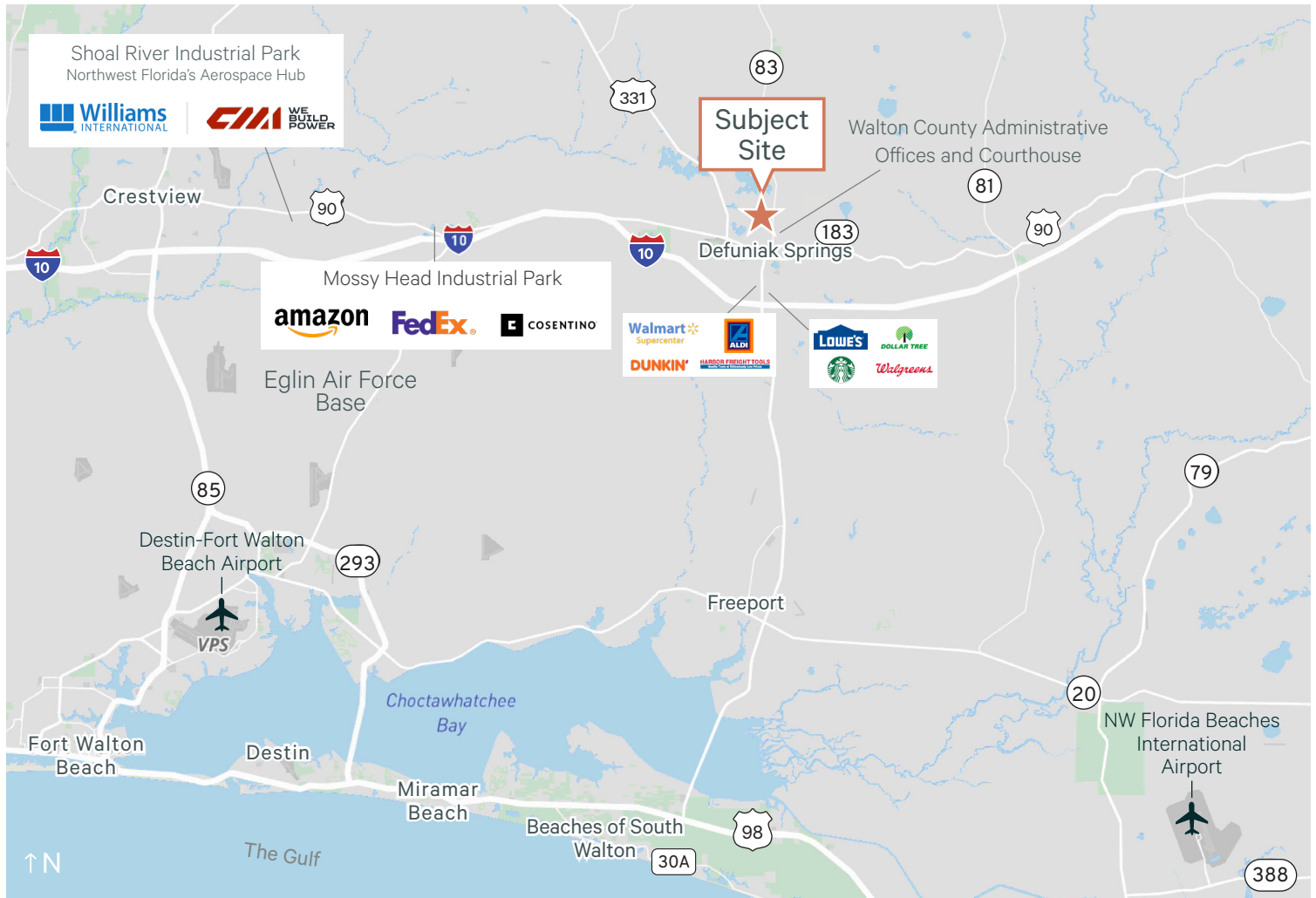
Highlights

- + Prime 2.5-acre ground lease opportunity offering ±9,000 SF of retail development with build to suit options in the heart of DeFuniak Springs, county seat of fast growing Walton County, and crossroads to the famous destination Beaches of South Walton.
- + Located adjacent to new Circle K c-store under construction, at main road into Walton High School and new HQ for Walton County School District, one of the fastest growing counties in the US.
- + Surrounded by new housing development at strategic local intersection serving schools, existing neighborhoods, and growing trade area.

Size	2.5-Acres
Lease Type	Ground Lease or NNN build-to-suit
Zoning	C-2 Commercial; City of Defuniak Springs
Parcel ID	23-3N-19-19000-030-0010
Utilities	Municipal water/sewer
Frontage	365' on SR 83
Pricing	Inquire for Details!



Property & Location Highlights



Rare opportunity in the heart of Defuniak Springs, the county seat of one of Florida's fastest growing counties. This 2.5-acre parcel offers approximately 9,000 square feet of retail development potential with build to suit build to suit and/or ground lease options available. State Road 83 is a primary corridor connecting Emerald Coast traffic to US 90, Alabama and beyond, supporting strong daily vehicle counts through a trade area experiencing sustained residential and economic growth. Walton County has added more than 17,000 residents since 2020, and DeFuniak Springs is expanding at nearly 4% per year — positioning this site for long term retail performance.

Walton County Demographics



Population
93,960



Unemployment Rate
4.2%



Housing Units
70,205



Businesses
4,499



Avg HH Income
\$133,237

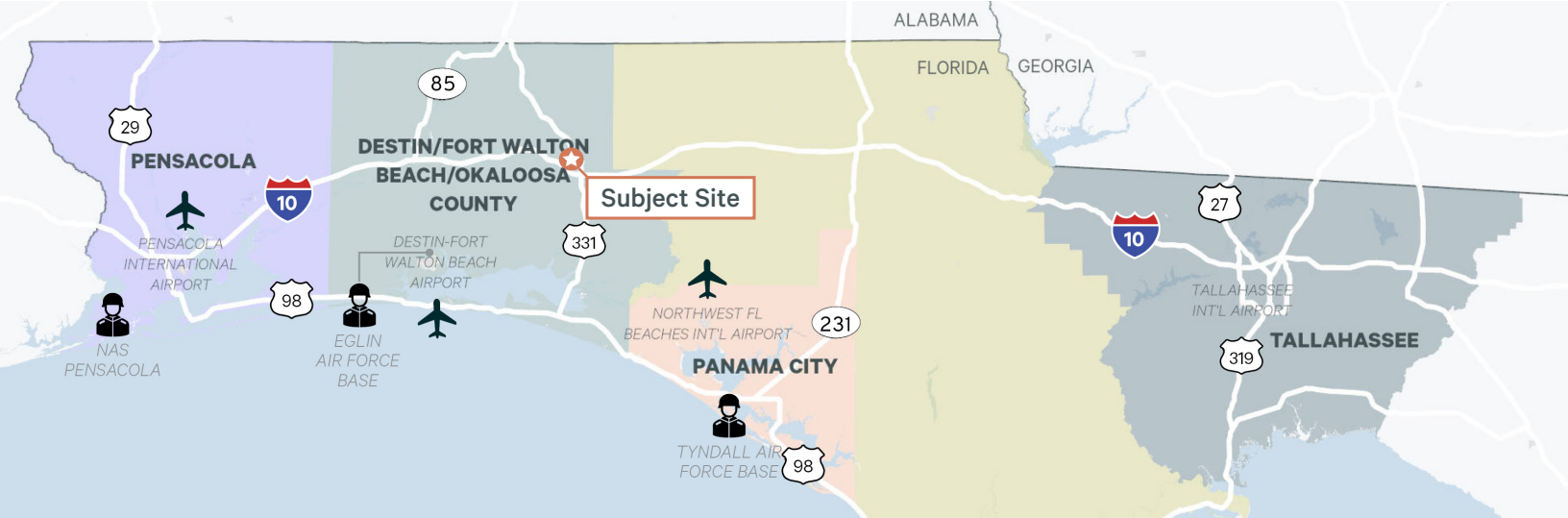


Median Home Value
\$473,524

Distance to:

Miles

Downtown Defuniak Springs	1.5 mi.
Interstate 10	4 mi.
Defuniak Springs Municipal Airport	5 mi.
Mossy Head Industrial Park	16 mi.
Shoal River Industrial Park	29 mi.
Beaches of South Walton	30 mi.
Eglin Air Force Base (Main Gate)	40 mi.
Destin	44 mi.
Northwest Florida Beaches Airport (ECP)	48 mi.
Panama City Beach	49 mi.



Walton County

History

Walton County was originally settled in the mid to late 1700s by the British, as well as Scottish re-settlers from the Carolinas area. At the time the entire area stretching well into present day Louisiana was known as British West Florida. Even after the Spanish regained control of what is now Florida, they found that they could not govern the British and Scots who had settled what is now Walton County. The nearby town of DeFuniak Springs was made famous as home to the Florida Chautauqua Winter Assembly from 1885-1920 at the height of the Chautauqua movement, bringing Walton County's first visitors.

Geography

Walton County lies along Florida's Emerald Coast, a scenic five-county stretch from Pensacola to Panama City. The county spans from the Gulf of Mexico in the south to the Alabama border in the north and includes Britton Hill, Florida's highest natural point at 345 feet above sea level. Its county seat, DeFuniak Springs, is built around Lake DeFuniak, one of only two nearly perfectly round, spring-fed lakes in the world. More than 80% of visitors to Walton County arrive by car, and 71% come from the Southeastern U.S., with major markets like Atlanta (14%) and Dallas (7%) within a day's drive.

Population

Walton County ranks as the fourth fastest growing county in Florida, with its population rising from 55,214 in 2010 to 92,254 in 2025—a 67% increase. This growth is driven by the area's natural beauty, economic opportunities, and strategic location, and it is expected to continue. Along with neighboring Okaloosa County to the west, which includes Destin and Fort Walton Beach, and Bay County to the east, home to Panama City, the region now has a combined population of approximately 512,435 residents.

Economy

Tourism centered around the Beaches of South Walton remains Walton County's primary economic driver, generating over \$5.3 billion in total economic impact and supporting nearly 28,000 local jobs. Visitors are drawn to the area's natural beauty, with most arriving by car from major Southeastern markets like Atlanta and Dallas. Expanding its industrial footprint with multiple new large scale developments underway, as well as the recently announced expansion of the DeFuniak Springs Municipal Airport, to support long-term growth for the area.

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