

# STABILIZED, INCOME PRODUCING ASSET

## \$790,000+ NET OPERATING INCOME

GrahamCompany.com



FOR SALE | 6925 Us Highway 98 E, Santa Rosa Beach, FL 32459

**FOR SALE**

## Stabilized, Income Producing Asset \$790,000+ Net Operating Income

6925 Us Highway 98 E  
Santa Rosa Beach, FL 32459

**BUILDING SIZE** 33,000 SF

**SITE SIZE** 6 Acres

**SALE PRICE: \$10,500,000**

318.18/SF

### PROPERTY HIGHLIGHTS

- \$790,000+ Net Operating Income
- ~94% occupancy (27,260 SF leased)
- 29,000 rentable SF / ~33,000 total SF
- Diversified tenant mix (no heavy single-tenant reliance)
- Strong in-place cash flow
- Vacancy (~1,824 SF) as immediate upside opportunity
- Long-term leases
- High demand, high growth location with limited inventory
- Excellent visibility and access



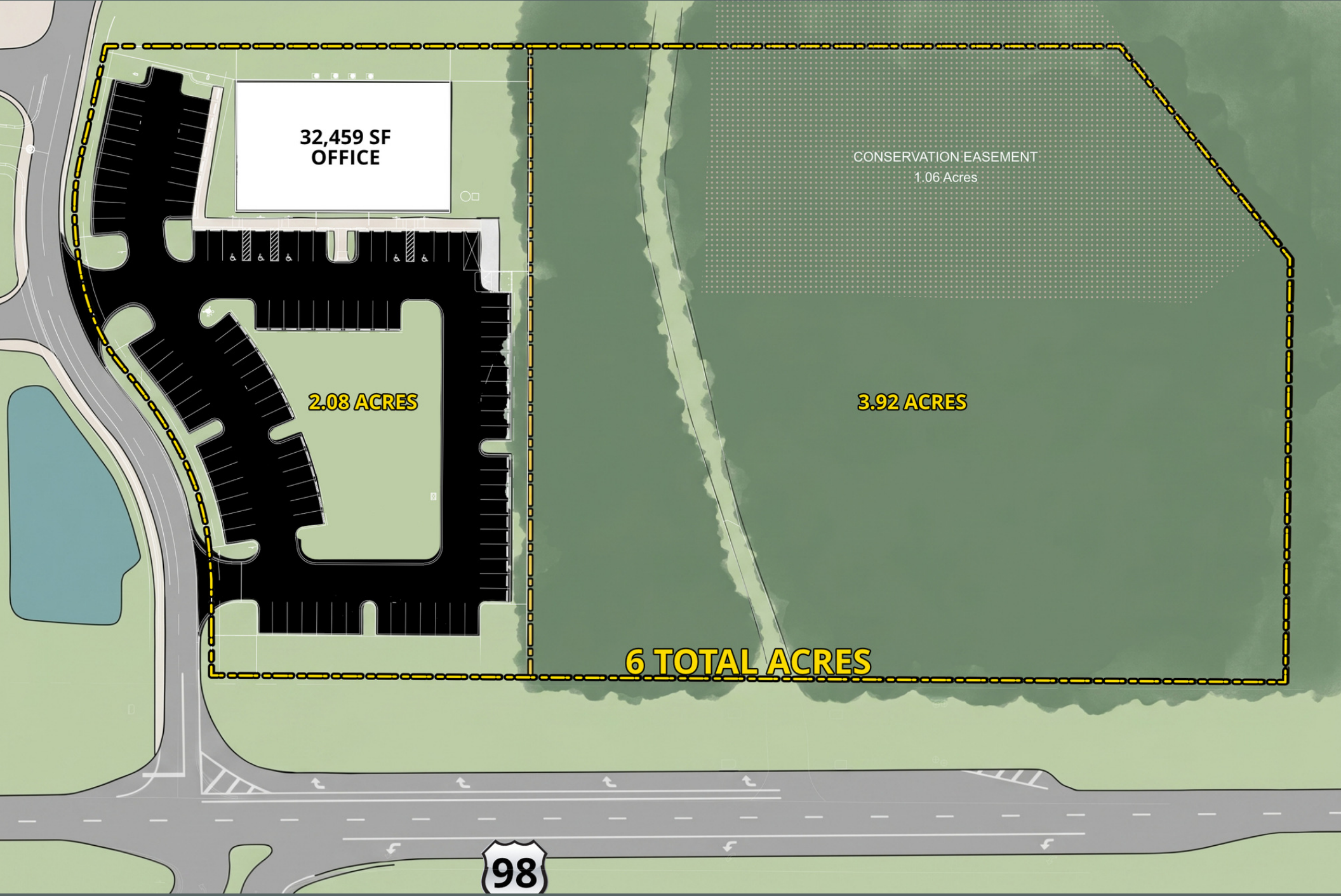
 **Graham & Co**

*Information deemed reliable; not guaranteed.*

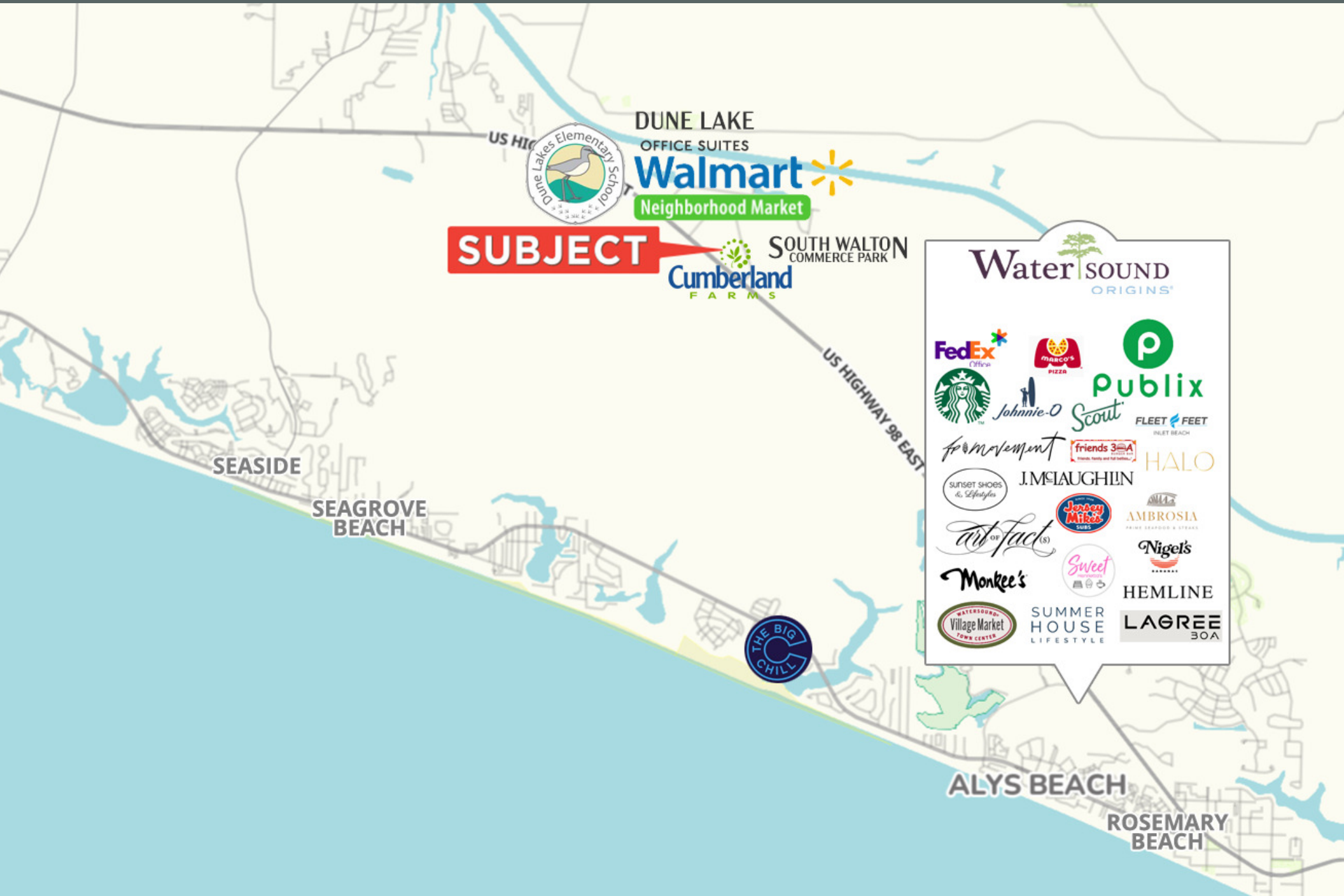
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**SUBJECT**



DUNE LAKE

OFFICE SUITES

**Walmart**

Neighborhood Market

**Cumberland**  
FARMS

SOUTH WALTON  
COMMERCE PARK

**Water SOUND**  
ORIGINS®

FedEx Office, Marco's PIZZA, Publix, Starbucks, Johnnie-O, Scott's FLEET & FEET INLET BEACH, friends 3rd A, HALO, J. McLAUGHLIN, AMBROSIA PRIME SEAFOOD & STEAK, Nigel's, HEMLINE, Monkee's, Sweet, LAGREE 30A, Village Market WATERBORO TOWN CENTER, SUMMER HOUSE LIFESTYLE