

RETAIL/OFFICE BUILDING

45 South Shore Dr

45 SOUTH SHORE DRIVE • MIRAMAR BEACH, FL • 32550



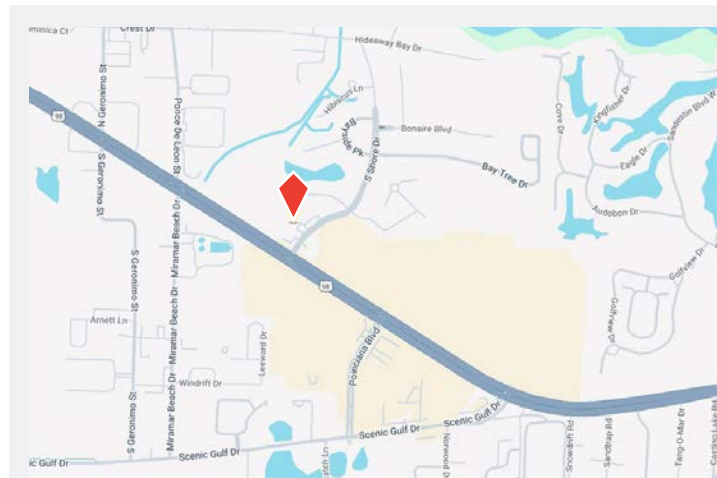
FOR SALE OR LEASE

PROPERTY OVERVIEW

Square Footage Available	4,988 sf
Property Type	Retail/Office
Property Size	4,988 sf
Uses	Daycare, Early Education, Professional Services
Year Built	1994
Zoning	Commercial
Parking	2.13/1,000
Sale Price	\$1,950,000

PROPERTY FEATURES

- + Full building available for sale or lease with flexible space options
- + Excellent Early Education/Day Care facility ready for immediate use
- + Existing outside play/recreation area on site
- + Strong traffic count of 53,500 AADT, ensuring consistent visibility and easy access for tenants and visitors



LOCATION

- + In the heart of Miramar Beach
- + Great visibility off Highway 98 at the South Shore light
- + Within walking distance of Silver Sands Premium Outlines and close to other major retailers
- + Strong daytime work population
- + Walk score of 53



J.R. Long, CCIM
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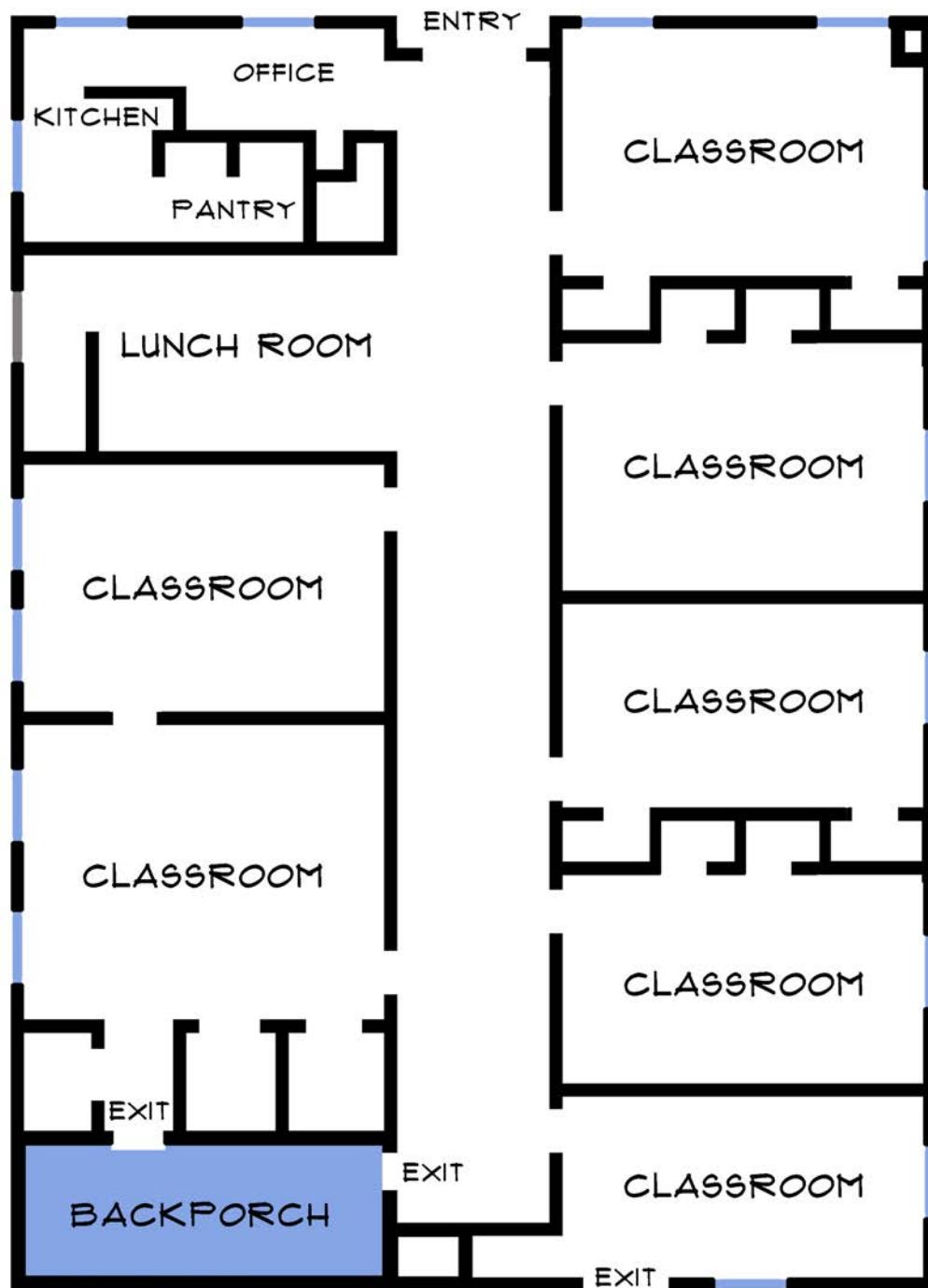
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FLOOR PLAN



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DRIVE TIMES

Destin, FL	8.0 mi	10 minutes
Mid-Bay Toll Bridge	7.6 mi	10 minutes
Choctawhatchee Bay Causeway	12.3 mi	14 minutes
Eglin Air Force Base	20.4 mi	28 minutes
Destin-Ft Walton Beach Airport	21.5 mi	28 minutes
Hurlburt Field	21.7 mi	30 minutes



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