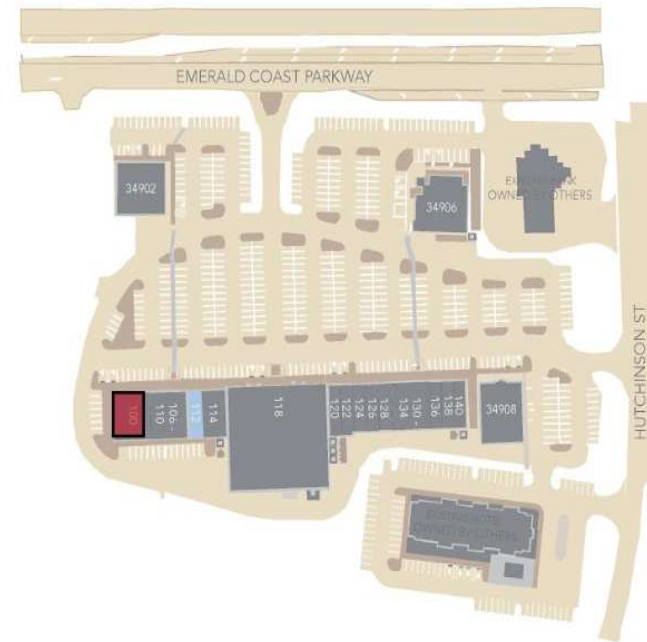


**COMING
SOON**

CRYSTAL BEACH

34904 EMERALD COAST PKWY, DESTIN, FL 32541



Suite	Tenant	SF
100	COMING SOON	4,200
106-110	Plato Closet	4,165
112	AVAILABLE	1,540
114	Pazzo Italiano Ristorante & Bar	2,800
118	Barnes & Noble Booksellers	24,000
120	You Me & The Sea Boutique	1,494
122	Sugar Palm Vacation Rentals	1,435
124	Best Nail Salon	1,388
126	The Doggy Bag	1,435
128	Marble Slab Creamery	1,400
130-134	Massage Envy Spa	4,235
136	Cox Communications	1,388
138	Hungry Howie's Pizza	1,330
140	Sports Clips	1,365
34906	Miller's Destin Ale House	8,077
34908	Outback Steakhouse	6,177

PROPERTY DESCRIPTION

The Crystal Beach Plaza is strategically located at the signalized intersection of U.S. Highway 98 and SR 293, with excellent visibility and access to over 54,000 vehicles per day. U.S. Highway 98 serves as the main route along Florida's Emerald Coast and connects Destin to Pensacola and Panama City. Located in a dense retail corridor, the property is surrounded by major national retailers, restaurants, and entertainment. National retailers nearby include Bass Pro Shops, Whole Foods, Wal-Mart Supercenter, Belk, H&M, AMC Theaters, Ross, Stein Mart, Publix, Bed Bath & Beyond, Home Depot, Lowe's, Best Buy, PetSmart, Office Depot, Ulta, The Fresh Market, and many others.

The center is in close proximity to downtown Destin and popular tourist attractions and recreational areas, including several golf courses and Henderson Beach State Park. Residential communities in the nearby area have grown significantly in recent years; the population within one mile of the property increased by 62.33% between 2010 and 2017. By 2022, the population around the property is expected to increase an additional 12%. Several residential developments are underway near the property, including the next phase of The Henderson, a multi-phase resort complex with residential lofts and two hotels. Additionally, the property benefits from a wealthy customer base, with average household incomes greatly exceeding \$100,000 within one-, three- and five-mile radii.

FOR LEASE | CRYSTAL BEACH

PROPERTY HIGHLIGHTS

- High-Traffic location with excellent visibility at the signalized intersection of U.S. Highway 98 & SR 293
- Destin is the most visited city on the Emerald Coast.
- Close to luxury residential developments and popular tourist attractions and recreational areas, including several golf courses and Henderson Beach St
- Destin is the most visited city on the Emerald Coast

OFFERING SUMMARY

Lease Rate	\$30.00 SF
Available SF	4,200 SF
APN	00-2S-22-0594-0000-004B
Property Type	Retail
Traffic Count	59,000
Market	Destin





**HARRY BELL JR.**

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

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