

For Sale

6,800 SF | \$2,200,000

Multi-Tenant Bank Office Bldg Space



## Regions Bank - Miramar, FL

91 Scenic Gulf Dr. Miramar Beach, Florida 32550

### Property Highlights

- +/-6,800sf multi-tenant office building
- Non-bank office suits 100% leased
- Vacant bank branch +/-3,333sf
- Located in strong demographic area, Avg House Value - \$500,781
- 1st floor bank branch with 4-lane drive thru canopy
- Non-Bank NOI contribution - \$38,752



For More Information

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### Property Overview

This +/-7,864sf multi-tenant Bank building is located in a high traffic, high activity area near the intersection of US Hwy 98 and Old Hwy 98 in Destin, FL. With traffic counts pushing +52,000 trips per day, the +/-425,000sf Silver Sands Outlets and Gulf of Mexico to the south, this property is in the heart of Destin MSA activity. With median household incomes pushing \$500,000 to the south, it is an excellent location for professional office space. Comprised of two floors, the upper floor suites are currently leased with the first floor vacant. The building has been meticulously maintained and in very good condition.

### Location

Located south of Emerald Coast Pkwy (US 98), turn south onto Scenic Gulf Drive and property is located at the corner of Scenic Gulf Drive and Norwood Drive.

### Property Details

SALE PRICE	\$2,200,000
LOT SIZE	0.61 Acres
BUILDING SIZE	+/- 6,800sf (+/-7,864 sf total)
BUILDING CLASS	B
YEAR BUILT	1993
ZONING	Coastal Center
CROSS STREETS	Scenic Gulf Dr. and Norwood Dr.
TRAFFIC COUNTS PER DAY	52,000 per day HWY 98 Corridor

Sale Price	\$2,200,000
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### Location Information

Building Name	Regions Bank - Miramar, FL
Street Address	91 Scenic Gulf Dr.
City, State, Zip	Miramar Beach, FL 32550
County	Walton
Cross-Streets	Scenic Gulf Dr. and Norwood Dr.
Road Type	2-Track
Market Type	Large
Nearest Highway	US Highway 98
Nearest Airport	Destin Fort Walton Airport

### Building Information

Building Size	6,800 SF
Building Size	6,800 sf
Occupancy %	45.7%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	3,333 sf
Year Built	1993
Gross Leasable Area	6,126 SF
Construction Status	Existing
Framing	Masonry
Condition	Very Good
Roof	Standing Seam Metal
Free Standing	Yes
Number of Buildings	1
Walls	Metal Studs, gypsum wallboard, sealed, painted
Foundation	Reinforced concrete/CMU block
Exterior Walls	EFIS

### Property Information

Property Type	Multi-Tenant Bank Office Bldg
Property Subtype	Multi-Tenant Bank Office Bldg
Zoning	Coastal Center
Lot Size	0.61 Acres
APN #	33-2S-21-42000-022-0010; 33-2S-21-42000-022-0000
Lot Frontage	128 ft
Lot Depth	212 ft
Corner Property	Yes
Traffic Count	52000 (adj.)
Traffic Count Street	Highway 98
MLS #	710574
Power	Yes

### Parking & Transportation

Parking Type	Surface
Parking Ratio	4.26
Number of Parking Spaces	29
Parking Description	The property offers 29 total parking spaces, including 2 handicap spaces, or 4.26 per 1,000 square feet.

### Utilities & Amenities

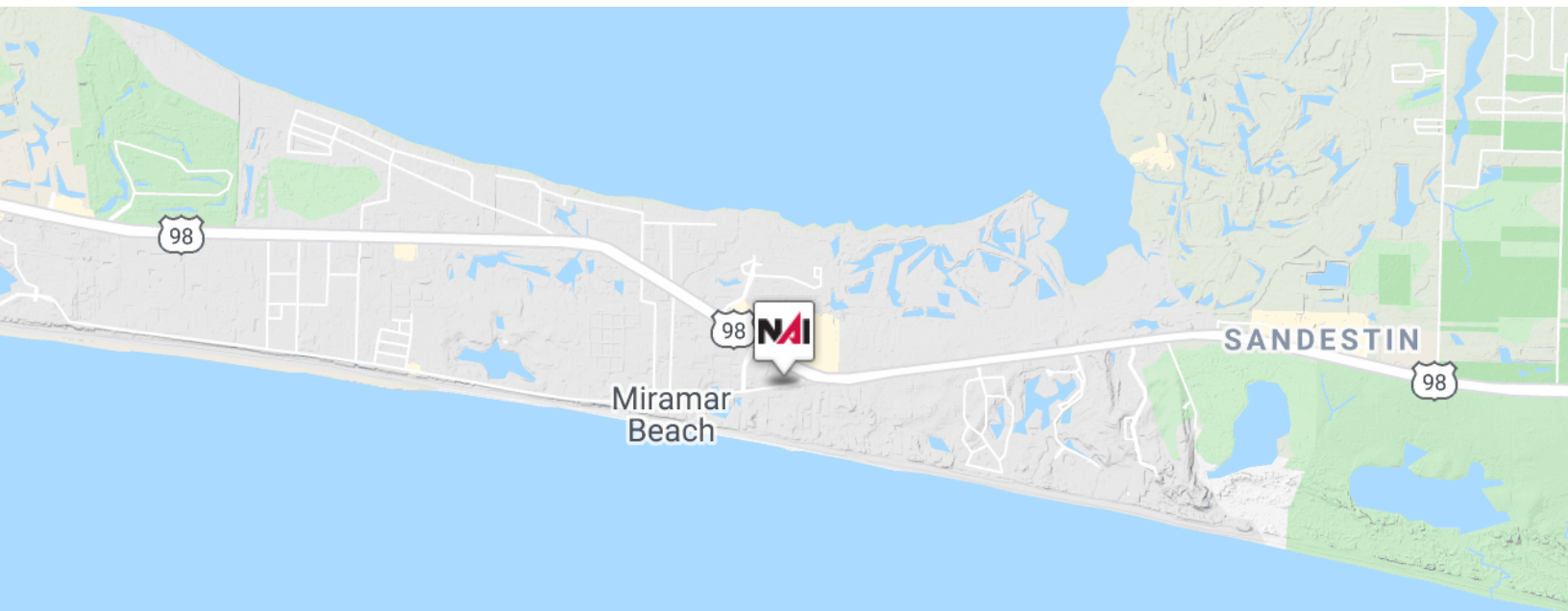
Elevators	Yes
Number of Elevators	1
HVAC	Engineered forced air
Utilities Description	Three phase electrical service and a closet for the electrical panels and elevator equipment.



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Silver Sands  
Premium Outlets

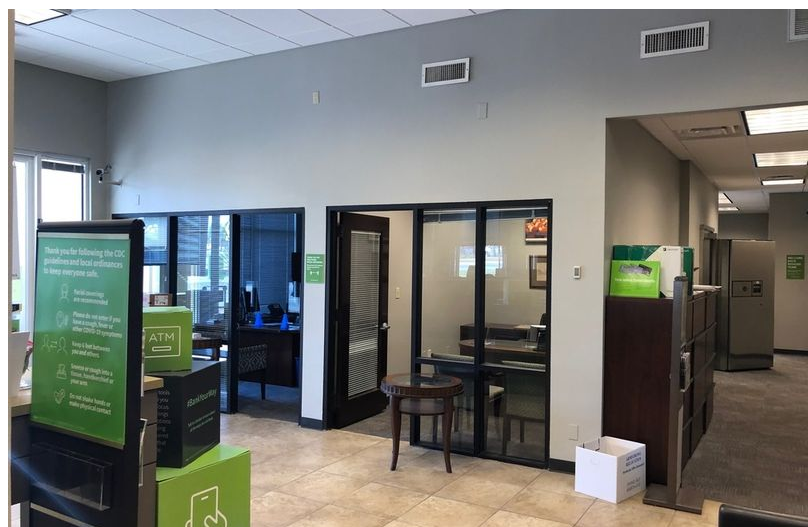
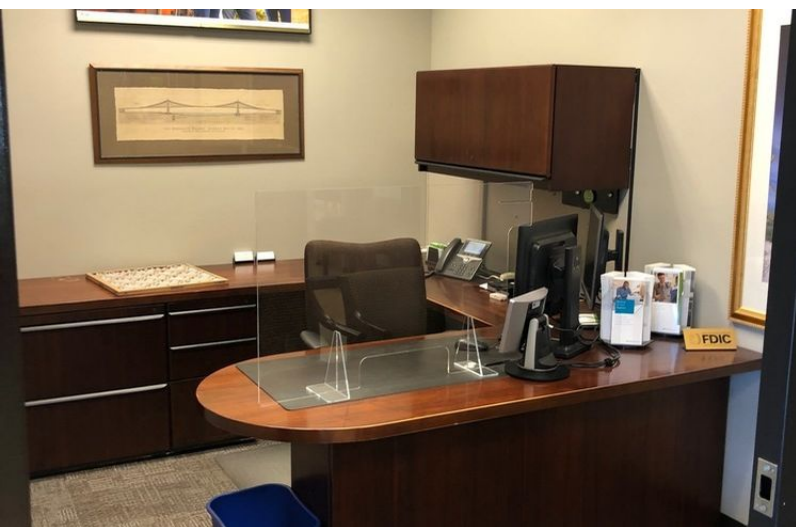
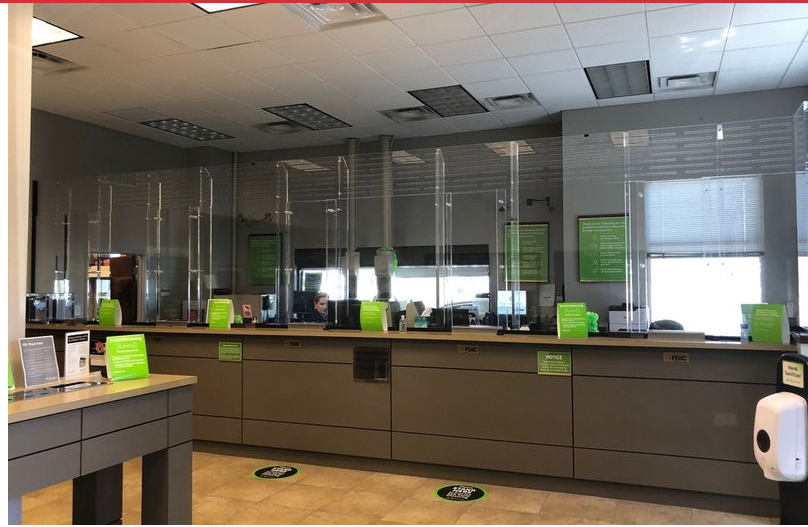




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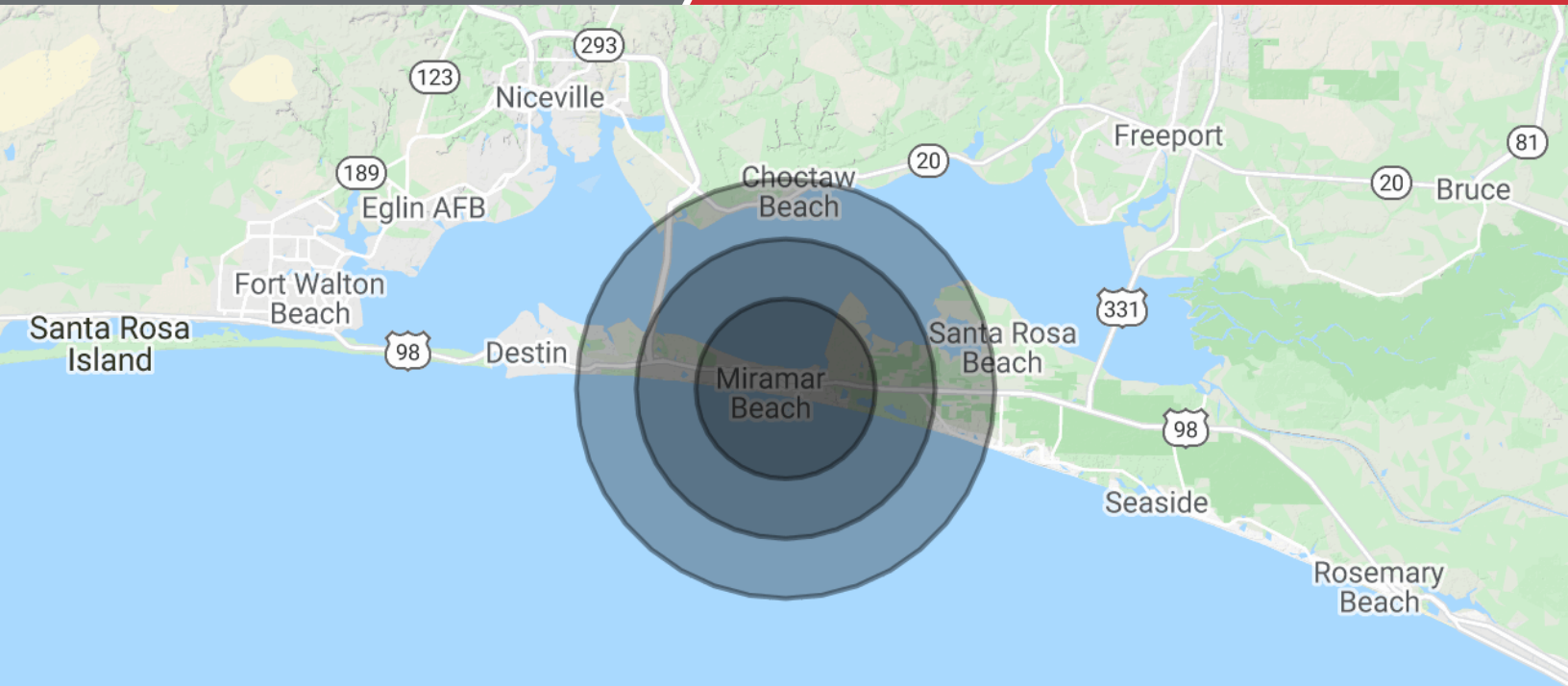
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<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
Total Population	106	3,920	10,019
Average age	43.5	41.7	42.9
Average age (Male)	42.2	44.2	43.8
Average age (Female)	44.3	39.8	41.9
<b>Households &amp; Income</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
Total households	49	1,773	4,431
# of persons per HH	2.2	2.2	2.3
Average HH income	\$94,136	\$105,251	\$109,249
Average house value	\$445,651	\$418,885	\$500,781

\* Demographic data derived from 2010 US Census