

Ocean City

223 HWY 98

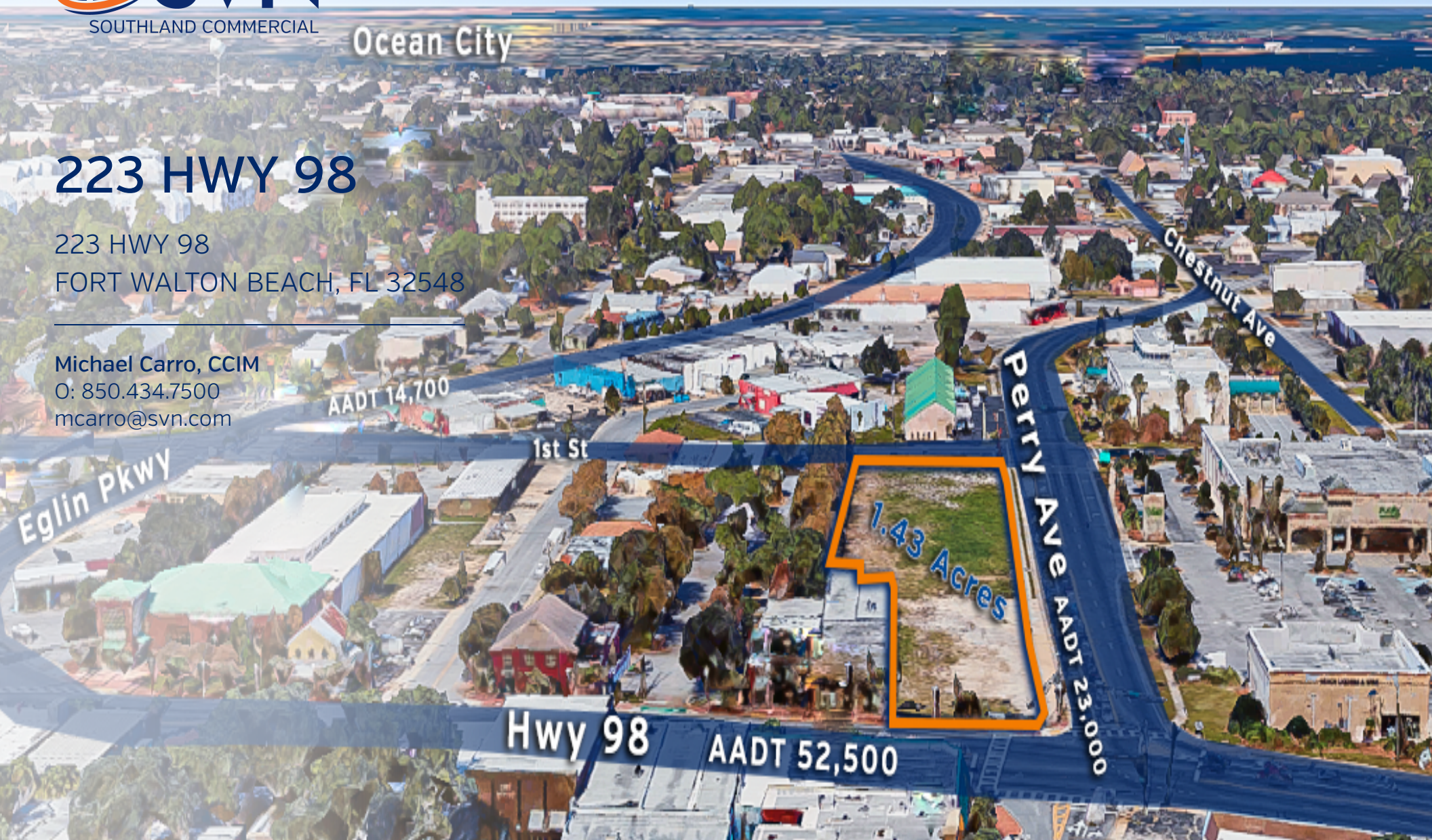
223 HWY 98

FORT WALTON BEACH, FL 32548

Michael Carro, CCIM

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	1.43 Acres
Price / Acre:	\$1,643,357
Zoning:	VACANT/COM
Market:	Ft Walton Beach
Traffic Count:	70,000 AADT

APN:	24-2S-24-0300-000A-0070; 24-2S-24-0300-000A-006B; 24-2S-24-0300-000A-001B; 24-2S-24-0300-000A-001A
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PROPERTY OVERVIEW

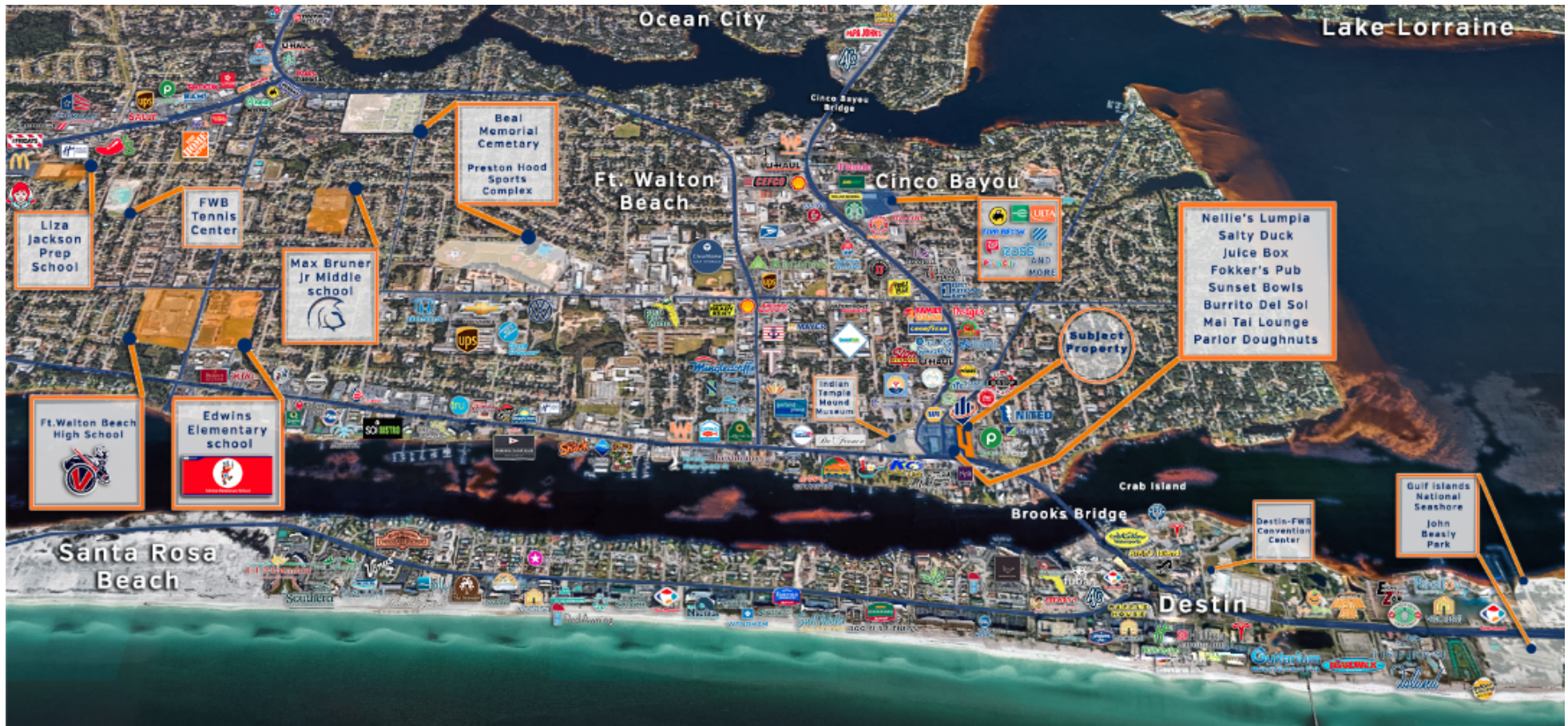
1.43 Acres at the intersection of Miracle Strip Pkwy SE and Perry Ave SE. With over 70,000 cars passing daily this site is right in the heart of the action.

Located in a strong retail corridor across from Publix Super Market and the Shoppes at Paradise Point shopping center. Surrounding retailers include Beach Liquors, Mariner Finance Vacation Rentals, Joy Massage, Great Clips, Painting with a Twist, Diamond Nails and Space, Japan & China Taste, Props Brewery & Grill, and Waffle House. Along with Camp Walton Village Condos and Marina Bay Resort; located within 0.4 miles of the site.

PROPERTY HIGHLIGHTS

- Main Lighted Intersection
- Ideal Hotel/ Retail Development Site
- Prime Retail Area
- Neighbors Publix Retail Center

Retail Map



Property Photo



Tourism Impact

DIRECT SPENDING

Visitors who traveled to Walton County in
CY 2019 spent

\$3,503,895,400

in Walton County on accommodations,
restaurants, groceries, transportation,
attractions, entertainment, and shopping.

An increase of **8.2%**.



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TOURISM MATTERS TO WALTON COUNTY

Visitor spending in CY 2019 generated a
total economic impact of

\$5,185,759,600

in Walton County.

An increase of **8.2%**.



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VISITORS

Walton County attracted

4,305,700

visitors in CY 2019.

An increase of **6.2%**.



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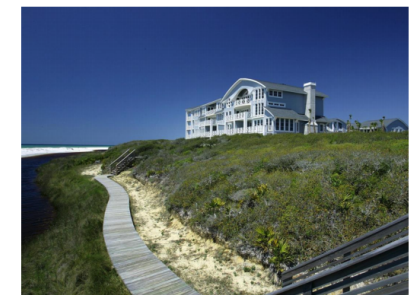
ROOM NIGHTS

Walton County visitors generated

2,834,100

room nights in paid
accommodations in CY 2019.

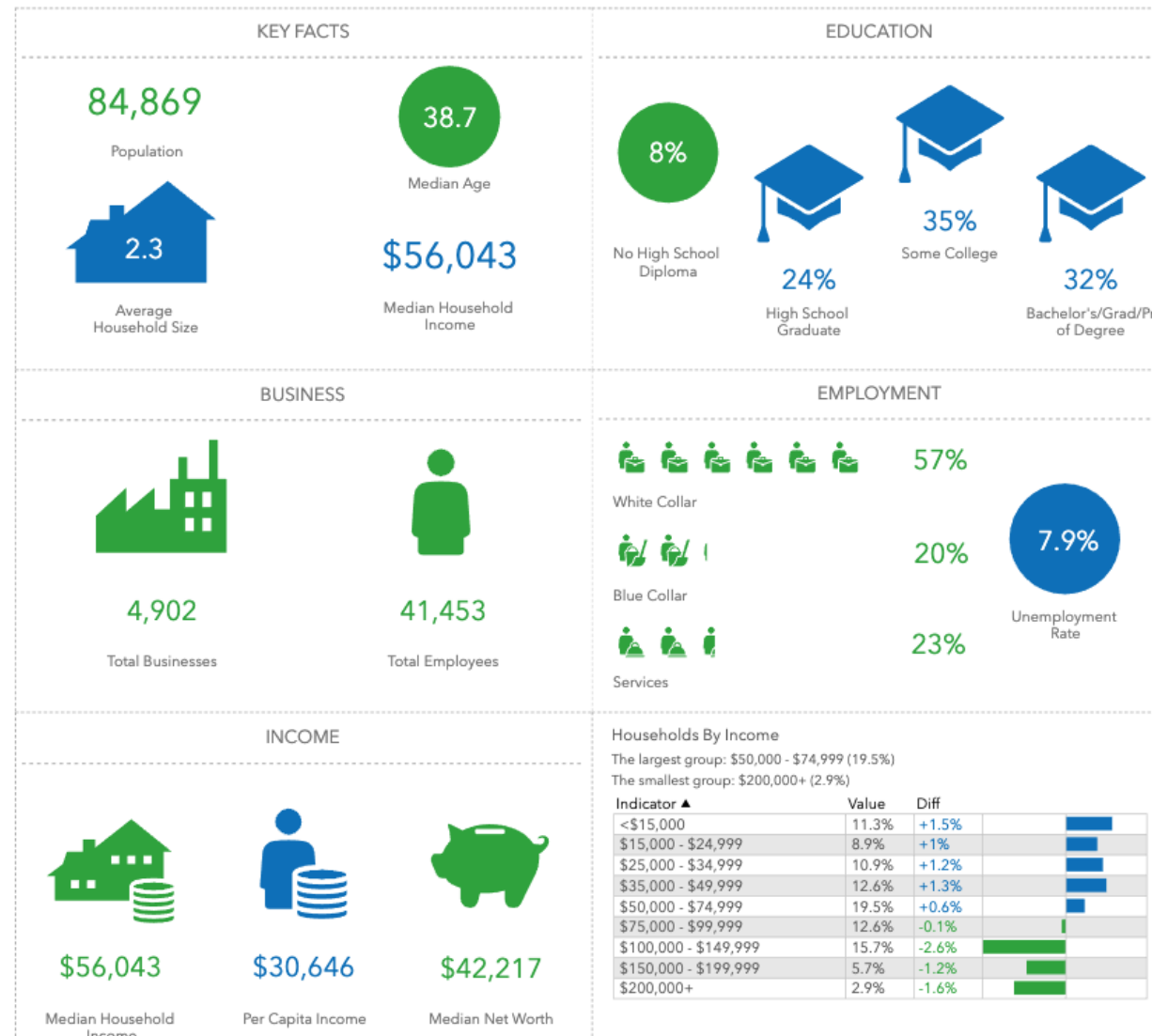
An increase of **4.1%**.



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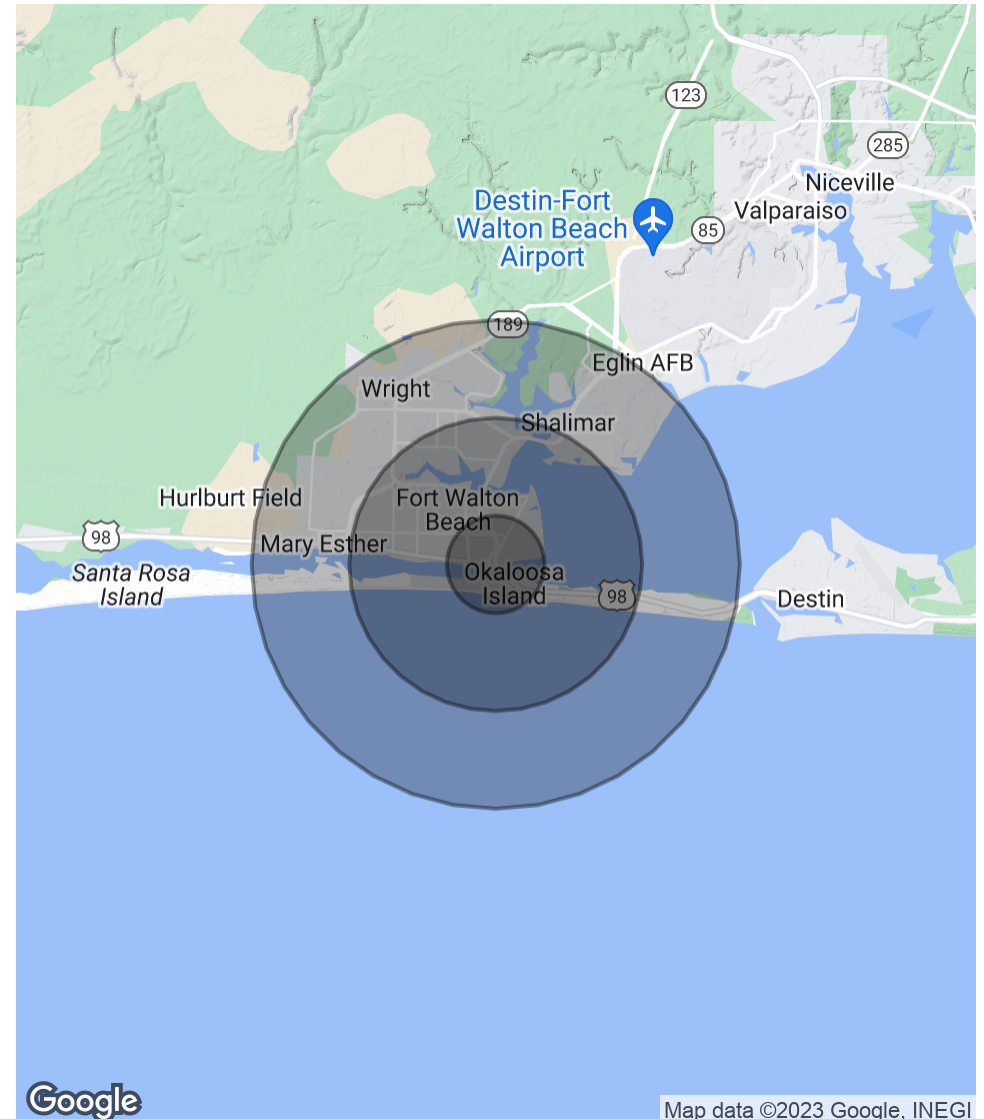
15-Min. Drive-Time Demographics



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,926	30,169	70,374
Average age	36.5	38.6	38.3
Average age [Male]	36.5	37.8	36.7
Average age [Female]	36.9	40.0	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,131	13,183	29,804
# of persons per HH	2.3	2.3	2.4
Average HH income	\$52,286	\$60,203	\$64,372
Average house value	\$238,017	\$237,938	\$257,375

* Demographic data derived from 2020 ACS - US Census



Michael Carro, CCIM



MICHAEL CARRO, CCIM

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida, Alabama and Mississippi. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. He received the NAIOP 2010 "Broker Deal of the Year" Award, "New Development of the Year" Award in 2014 and Broker Deal of the Year in 2016. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN out of 3500 Advisors.

2014-2019 Top Producer at SVN Southland Commercial
2009-2013 Top Producer at NAI Halford (now NAI Pensacola)
2016 #1 Top Producer in the State of Florida for SVN
2016 #3 Top Producer in the USA for SVN
2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity; Cheerleader for the University of Arizona from 1987 to 1990.

MEMBERSHIPS

- Former President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith-based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"

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