

**Publix #1258 - Publix at South Walton**  
 2038 US Highway 98 W  
 Santa Rosa Beach, FL 32459  
 Lat 30.371, Long -86.203

## DEMOGRAPHICS

|                        | 3-Mile Radius | 5-Mile Radius | 7-Mile Radius |
|------------------------|---------------|---------------|---------------|
| 2018 Population        | 7,207         | 10,523        | 17,728        |
| 2023 Population        | 8,550         | 12,737        | 21,281        |
| 2018 Average HH Income | \$83,901      | \$88,511      | \$98,247      |
| 2018 Median HH Income  | \$56,938      | \$61,651      | \$67,177      |

## PROPERTY HIGHLIGHTS

- Located off the high profile US Highway 98 W
- Outparcels available
- Strong visibility on US Highway 98 W
- High traffic Publix-anchored center
- Excellent daytime traffic
- Traffic Count (2018): 23,000 CPD

For a complete directory of our listings visit our website:  
[www.crossmanco.com](http://www.crossmanco.com)

No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission  
 Licensed Real Estate Broker

Leasing Contact:  
**Jamie Golomb**  
 334.590.4332  
[jgolomb@crossmanco.com](mailto:jgolomb@crossmanco.com)



# Publix #1258 - Publix at South Walton

2038 US Highway 98 W

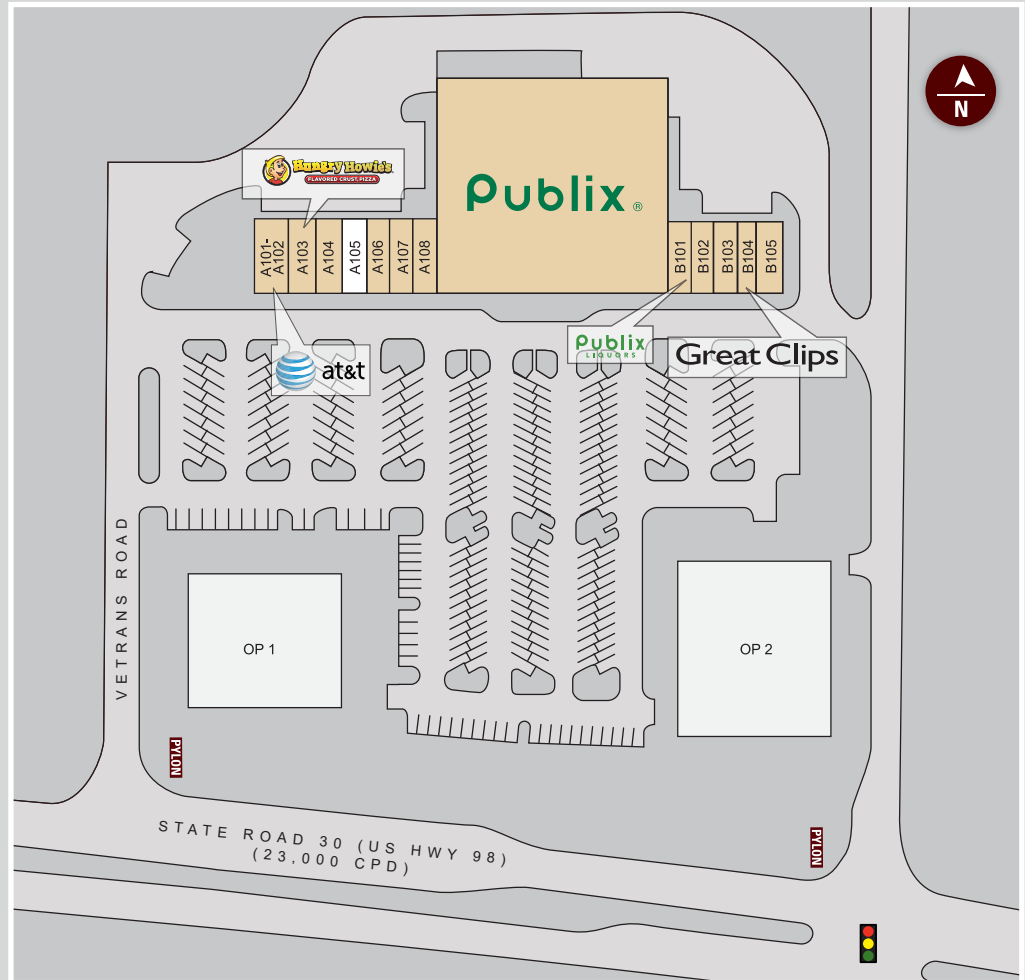
Santa Rosa Beach, FL 32459

Lat 30.371, Long -86.203

## SITE PLAN

| STE          | TENANT                  | SIZE          |
|--------------|-------------------------|---------------|
| A101-102     | AT&T                    | 2,850         |
| A103         | Hungry Howie's          | 1,300         |
| A104         | Jin Jin Restaurant      | 1,300         |
| A105         | AVAILABLE               | 1,300         |
| A106         | Blue Haven Pools & Spas | 1,300         |
| A107         | Color Nails             | 1,300         |
| A108         | Songwriter Radio        | 1,300         |
|              | Publix                  | 39,203        |
| B101         | Publix Liquor           | 1,300         |
| B102         | Comfort Dental Care     | 1,300         |
| B103         | RapidFix                | 1,300         |
| B104         | Great Clips             | 1,050         |
| B105         | Wells Fargo             | 1,514         |
| OP1          | AVAILABLE               | .92           |
| OP2          | AVAILABLE               | .97           |
| <b>TOTAL</b> |                         | <b>56,317</b> |

AVAILABLE     NOT OWNED



For a complete directory of our listings visit our website:  
[www.crossmanco.com](http://www.crossmanco.com)

No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission  
 Licensed Real Estate Broker

Leasing Contact:  
**Jamie Golomb**  
 334.590.4332  
[jpgolomb@crossmanco.com](mailto:jpgolomb@crossmanco.com)

