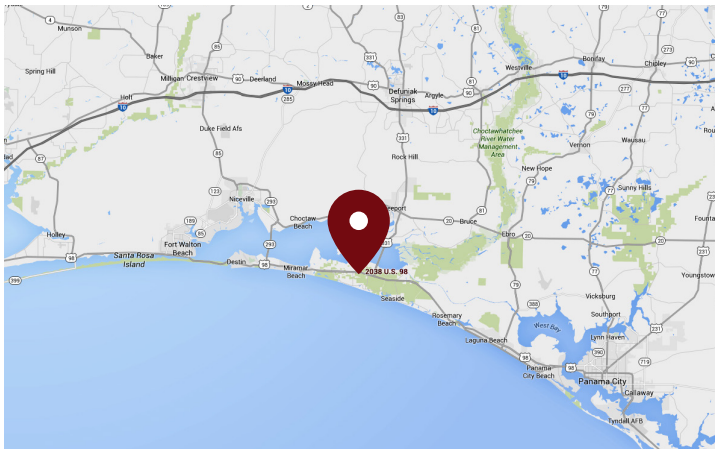
Publix #1258 - Publix at South Walton

2038 US Highway 98 West
Santa Rosa Beach, FL 32459
Lat 30.371, Long -86.203

FULLY LEASED

PROPERTY HIGHLIGHTS

- Located off the High Profile US Highway 98 West
- Strong Visibility on US Highway 98 West
- High Traffic Publix-Anchored Center
- Excellent Daytime Traffic
- Traffic Count: 23,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,163	10,756	14,838
Daytime Population	1,407	9,226	13,197
Total Households	393	4,440	6,043
Avg. HH Income	$111,374	$110,531	$109,558

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
ANC	Publix	39,314
A101-102	AT&T	2,850
A103	Hungry Howie's	1,300
A104	Siam Thai	1,300
A105	UPS	1,300
A106	Southern Coast Insurance	1,300
A107	Color Nails	1,300
A108	The Coffee Shop	1,300
B101/ B102	Publix Liquors	2,600
B103	RapidFix	1,300
B104	Great Clips	1,050
B105	Wells Fargo	1,514
OP1	Express Oil	±0.92 AC
OP2	McDonalds	±0.97 AC

TOTAL 56,428

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
486,823

EST. # OF VISITS ANNUALLY
1.2 Million

AVG. VISITS / CUSTOMER
2.45

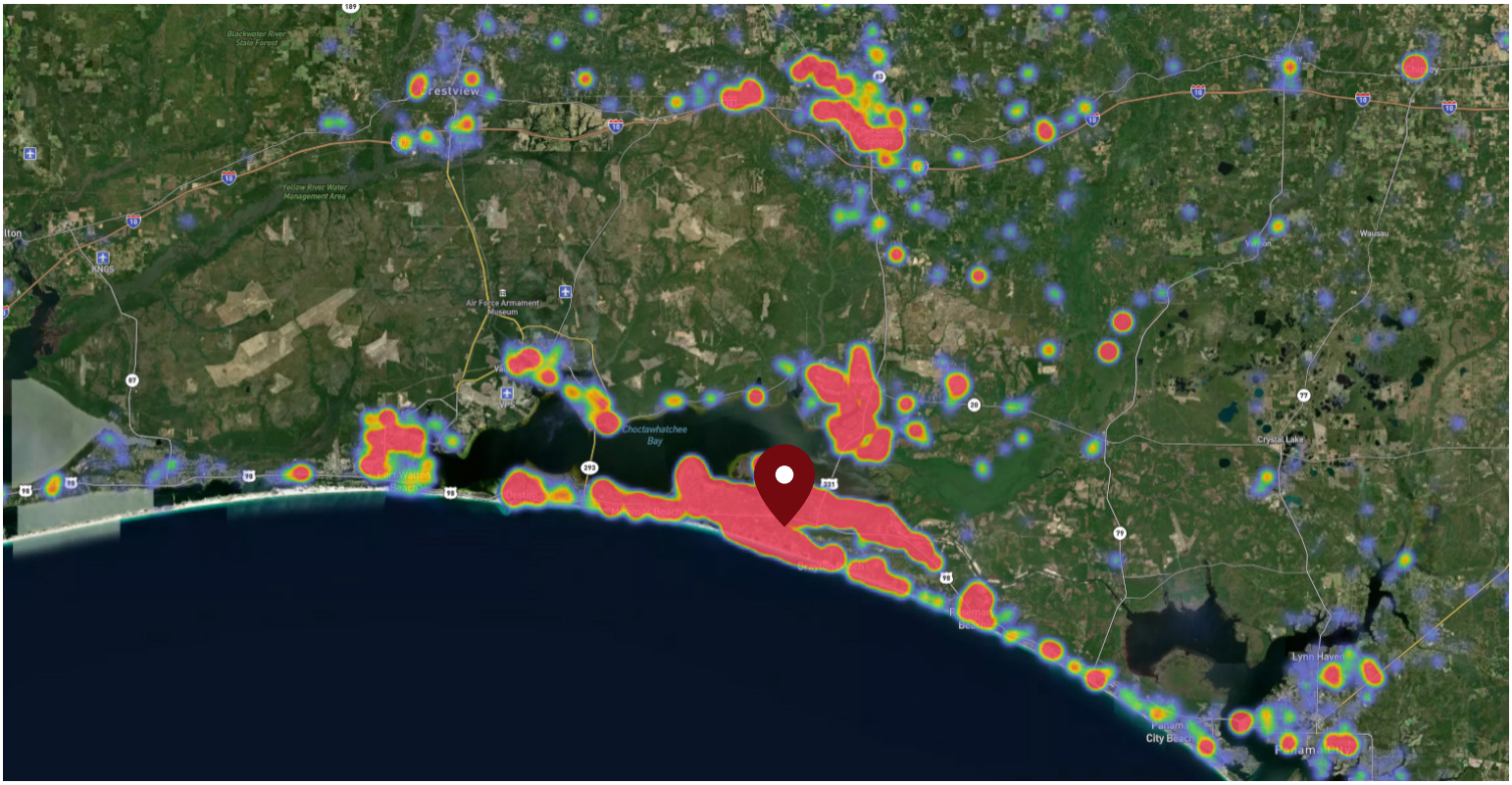
AVG. LENGTH-OF-STAY / VISIT
36 Min

TOP 3 DAYS	# OF VISITS
Saturday	214,444
Sunday	177,470
Monday	173,418

TOP 3 HOURS	# OF VISITS
5-6 PM	181,388
4-5 PM	181,235
3-4 PM	180,196

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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