SHOPPES AT PARADISE POINTE

255 Miracle Strip Pkwy SE,
Fort Walton Beach, FL 32548

1,200-4,100 SF AVAILABLE FOR LEASE

Publix

Great Clips

WAFFLE HOUSE



- Fronts Miracle Strip Parkway (US 98), the primary east-west corridor connecting Fort Walton Beach, Okaloosa Island, and Destin, delivering strong daily drive-by exposure - 48,000+ VPD on US-98
- Located in the immediate trade area of Eglin Air Force Base and Hurlburt Field, two of the region's largest employers.
- Minutes from the Brooks Bridge into Okaloosa Island's beaches and Santa Rosa Island, with SR 85 providing a direct north-south link to Crestview and I-10, putting the center within easy reach of both coastal and inland traffic.
- Growing local population plus steady Emerald Coast tourist traffic.

For leasing information contact:

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ESTD 2020
BRIDGER PROPERTIES

SHOPPES AT PARADISE POINT

TRADE AREA OVERVIEW



UNIT	TENANT	SF
1	Publix	44,271
2	AVAILABLE	2,507
3	Mariner Finance	1,880
4	Kim Lang Vacation Rental Properties	3,306
6	Great Clips	1,179
7	AVAILABLE	1,553
8	AVAILABLE	1,413
9	Painting with a Twist	4,065

UNIT	TENANT	SF
10	AVAILABLE	4,102
11	AVAILABLE	1,270
12	Diamond Nail Salon	1,270
15	AVAILABLE	1,413
13	Harris Business Machines	1,411
20	Waffle House	1,800
21	Beach Liquors	4,800

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TRADE AREA OVERVIEW



POPULATION 2024

1 Mile	8,127
3 Mile	34,856
5 Mile	72,362

HOUSEHOLDS 2024

1 Mile	3,989
3 Mile	15,625
5 Mile	31,139

AVG HOUSEHOLD INCOME

1 Mile	$87,276
3 Mile	$94,256
5 Mile	$98,891

DAYTIME POPULATION

1 Mile	6,886
3 Mile	17,665
5 Mile	35,805

DOWNTOWN FORT WALTON IS GROWING...



- Proposed Hilton hotel: Hilton has proposed a hotel on the Landmark site directly across the street from the Shoppes at Paradise Point, which would bring more visitors to downtown.
- New six-lane Brooks Bridge: FDOT's $171M replacement will widen the main US 98 link between Okaloosa Island and downtown, right past the center. Expected to be completed by 2029.
- 268 new apartments: A $60–70M multifamily project at Eglin Pkwy and First St is under construction a short walk from the center.
- Downtown reinvestment: The city is renovating Landing Park with a new amphitheater, shoreline and kayak launch, part of its Downtown Master Plan.

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TRADE AREA OVERVIEW





