



PROPERTY DESCRIPTION

Stirling Properties is proud to present a prime leasing opportunity at Santa Rosa Plaza, a 30,187 SF retail strip center located at 4942 W US Highway 98 in the heart of Santa Rosa Beach. Positioned directly along the area's primary commercial corridor, the center enjoys strong visibility with more than 43,500 vehicles per day passing the site, ample on-site parking, and convenient ingress and egress that make it easily accessible from both directions of Highway 98.

The center benefits from a strong, established tenant mix that drives consistent daily traffic and creates built-in cross-shopping for incoming tenants. Surrounding amenities, robust demographics, and high traffic counts further reinforce the location's strength — making this a compelling opportunity for retailers and service providers in Santa Rosa Beach.

****Brand-new façade is coming soon! Exterior renovations are slated to begin in the summer of 2026, delivering a fresh, modern look that will elevate the center's curb appeal and give incoming tenants a premier storefront presence along Highway 98.****

OFFERING SUMMARY

Lease Rate:	\$33 SF/yr (NNN)
Available SF:	1,200 - 1,577 SF
Building Size:	30,187 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 15	\$33.00 SF/yr	1,577 SF
Suite 24	\$33.00 SF/yr	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	661	4,165	8,459
Total Population	1,597	9,678	19,387
Average HH Income	\$196,964	\$166,755	\$162,861

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SANTA ROSA PLAZA FOR LEASE

4942 U.S. 98 Santa Rosa Beach, FL



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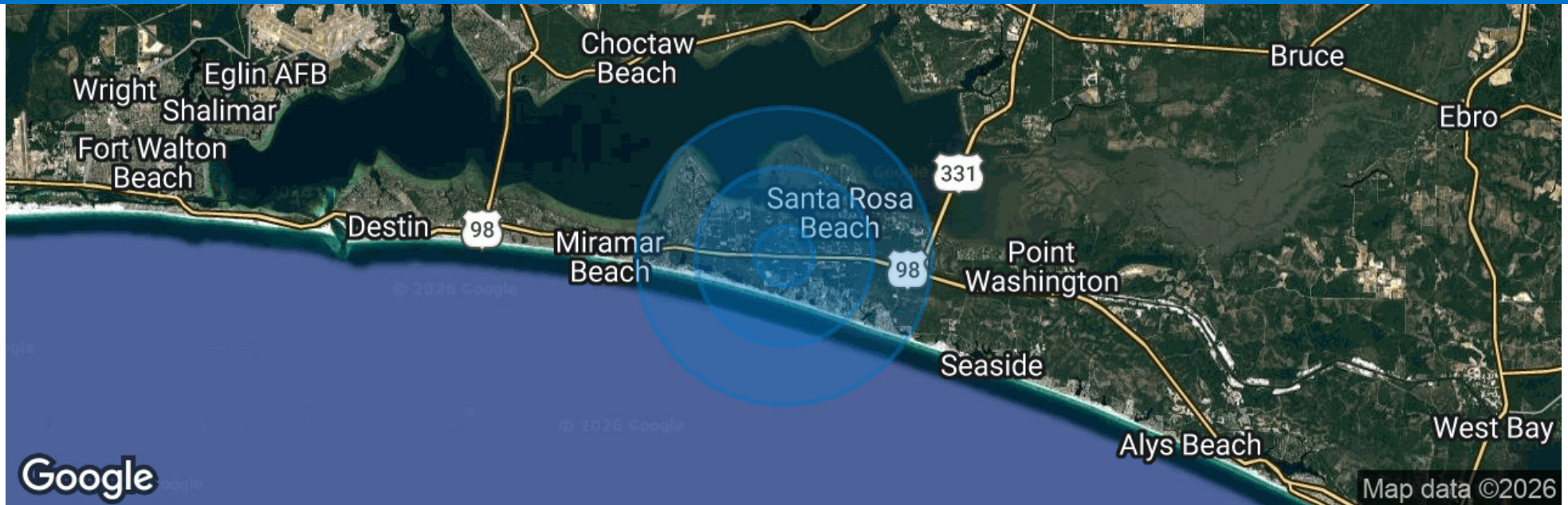
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SANTA ROSA PLAZA FOR LEASE

4942 U.S. 98 Santa Rosa Beach, FL





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,597	9,678	19,387
Average Age	42.5	46.8	49.2
Average Age (Male)	44.3	46.8	48.7
Average Age (Female)	42.1	47.5	50.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	661	4,165	8,459
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$196,964	\$166,755	\$162,861
Average House Value	\$545,297	\$724,831	\$769,870

2023 American Community Survey (ACS)