

**MARINA RETAIL SITE
RETAIL DEVELOPMENT OPPORTUNITY**



Port St. Joe is located on scenic St. Joseph's Bay and the Gulf of Mexico in Gulf County, Florida. This friendly small town is poised for tremendous commercial growth due to the addition of the new Sacred Heart Hospital and world class WindMark Beach Resort. Gulf county development opportunities also benefit from a state designated Enterprise Zone with numerous tax incentives available.*

*St. Joe does not have any control over and does not warranty or guarantee the appointment or availability of the above-mentioned incentives. All such incentives are applied through and granted by the State of Florida, in its sole and absolute discretion.

CONTACT

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JOE.com

2007 POPULATION	16,800
POPULATION GROWTH TREND (2000-2007)	15.5%
MEDIAN AGE	40
AVERAGE HH INCOME	\$29,958
KEY INDUSTRIES	Tourism Real Estate Seafood/Marine Construction Healthcare (in '09)

REGIONAL VISITOR LODGING REVENUE (FY '07)	Over \$60M
SIZE OF PARCEL	0.6 Acres
ZONING	Mixed-Use PUD
UTILITIES	Water, sewer and electric
PRICING	Call for pricing

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AREA HIGHLIGHTS

- 2008 "Community of the Year" by the USDA Rural Development Florida.
- Sacred Heart Hospital under construction
- WindMark Beach Resort Open Summer '08
- Port St. Joe Marina offering 199 slips
- America's #1 Ranked Beach, 2002;
- St. Joseph Peninsula State Park
- Historic Downtown Business District
- Top Ranked Public School System
- Natural deep harbor on the Gulf of Mexico

PORT ST. JOE, FL



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