

BELLCORE

COMMERCIAL



PRE-LEASING WAREHOUSE/OFFICE SPACE

0 N COUNTY HIGHWAY 393, SANTA ROSA BEACH, FL 32459



PROPERTY DESCRIPTION

We are pleased to offer this Office/Warehouse Space in Santa Rosa Beach, FL. The site is zoned vacant commercial and we are currently pre-leasing for office space. Santa Rosa Beach is one of the area's most desirable markets to reside in, with high-end shopping, fine-dining restaurants, beautiful beaches, and entertainment minutes away. There are numerous golf courses close by, such as Watersound Origins, Camp Creek, Santa Rosa Golf & Beach Club, Seascape, Raven, and Burnt Pine Golf Club. The property is minutes from Topsail Hill Preserve State Park, Ascension Medical Group Sacred Heart Hospital, Sandestin, Publix, Grand Boulevard, and local schools. The property is 3 miles from Van R Butler Elementary, 14 miles from Destin Middle School and Emerald Coast Middle School, and 5 miles from South Walton High School. Experience the luxury and beauty the Gulf Coast offers with this incredible commercial land opportunity.

PROPERTY HIGHLIGHTS

- +/- 3.97-Acre Office/Warehouse Space Pre-Leasing Available in Santa Rosa Beach, Florida
 - Located along N CO HWY 393 (9,400 VPD)
- Nearby national retailers include Publix, Dollar General, Sherwin-Williams, Burger King, U-Haul, and many more

FOR LEASE | BUILT-TO-SUIT OUTPARCEL AVAILABLE

OFFERING SUMMARY

Lease Rate	Negotiable
Available SF	172,933 SF
Lot Size	3.97 Acres
Zoning	Vacant Commercial
Property Type	Land
Traffic Count	9,400

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	836	5,288	10,125
Total Population	1,026	6,472	13,883
Average HH Income	\$52,499	\$53,339	\$58,229





LOCATION OVERVIEW

Walton County is located in the North Florida Panhandle, approximately +/-55 miles east of the City of Pensacola and +/-100 miles west of The City of Tallahassee. The site is within minutes of the destination beaches of Florida's Emerald Coast, restaurants, and entertainment. Walton County has a strong economy supported by over 5 million visitors and an estimated \$4.8 billion in sales volume annually within the trade area. The development site is in a prime location off the main arterial, US Highway 98 West. The site is close to several national retailers, restaurants, and businesses. Three miles from the site are the Sacred Heart Hospital, Publix, and Grand Boulevard. The Santa Rosa Beach market is a highly sought-after area to reside with its affluent demographics, shopping, entertainment, and minutes to the white sand beaches of Walton County.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,026	6,472	13,883
Average Age	43.6	45.3	45.6
Average Age (Male)	41.8	44.1	42.2
Average Age (Female)	43.0	44.8	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	836	5,288	10,125
# of Persons per HH	1.2	1.2	1.4
Average HH Income	\$52,499	\$53,339	\$58,229
Average House Value	\$464,411	\$445,922	\$457,422

* Demographic data derived from 2020 ACS - US Census



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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