

BELLCORE COMMERCIAL



FLEX SPACE COMING SOON

710 EGLIN PKWY NE, FORT WALTON BEACH, FL 32547



PROPERTY DESCRIPTION

COMING SOON! Flex Retail for lease at 710 Eglin Pkwy, Ft. Walton Beach, FL. The property is located at the intersection of Eglin Pkwy and Racetrack Rd NE in Fort Walton Beach. The property has excellent visibility and exposure on the main arterial in Fort Walton Beach, Eglin Pkwy, which experiences over 46,000 vehicles per day. Fort Walton Beach is a popular tourist destination and home to Eglin Air Force Base.

PROPERTY HIGHLIGHTS

- Highly desirable retail space located in Ft Walton Beach
- Excellent close-by tenant mix with CVS, Ronny's Car Wash, & Publix.
- Excellent visibility and exposure on the highly trafficked Eglin Pkwy (46,000 VDP)

OFFERING SUMMARY

Lease Rate:	Starting \$16.75 SF/yr (NNN)
Individual Lease Space	1,800 SF
Zoning	C-3
Property Type	Land
Traffic Count	46,000

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,327	34,490	61,106
Total Population	6,917	73,313	119,327
Average HH Income	\$76,126	\$66,668	\$65,984

ADDITIONAL PHOTOS





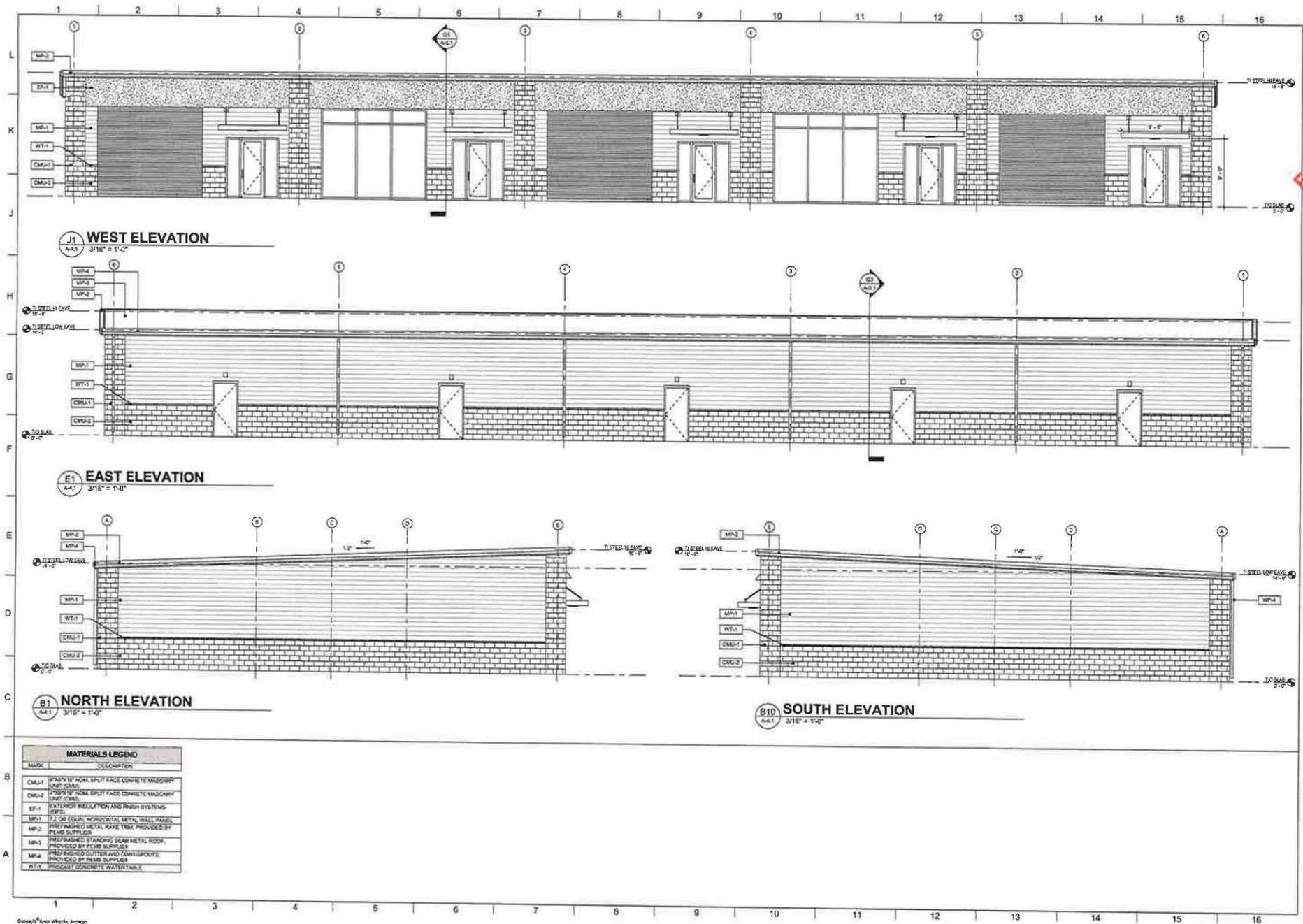


Hollywood Blvd
9,600 VPD



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KEVIN WHIPPLE, ARCHITECT
135 P. Rickman Industrial Dr.
Suite 100, Carroll, GA 30115
(770) 945-0379

For Review
NOT APPROVED FOR CONSTRUCTION
DATE: 04/04/2023 12:28:33 PM

JOB: E3-018
DRW: kdw
CHK: kdw

REVISION	DATE	REASON

FLEX OFFICE / WAREHOUSE SHELL
BUILDING 100
2380 NAIL ROAD W/
HORN LAKE, MS 38637

EXTERIOR ELEVATIONS

A-4.1
DATE: 04.04.2023



SITE

EXISTING SELF-STORAGE

EXISTING CVS
PHARMACY

101 **SITE PLAN**
SCALE 1" = 15'

PLAN PRODUCED FOR:
DONNIE HENDRIX

DATE: 4-25-2025

Drawn: [blank]
Checked: [blank]

SITE PLAN
Job No: [blank]
Drawn: [blank]

SHEET
1



LOCATION OVERVIEW

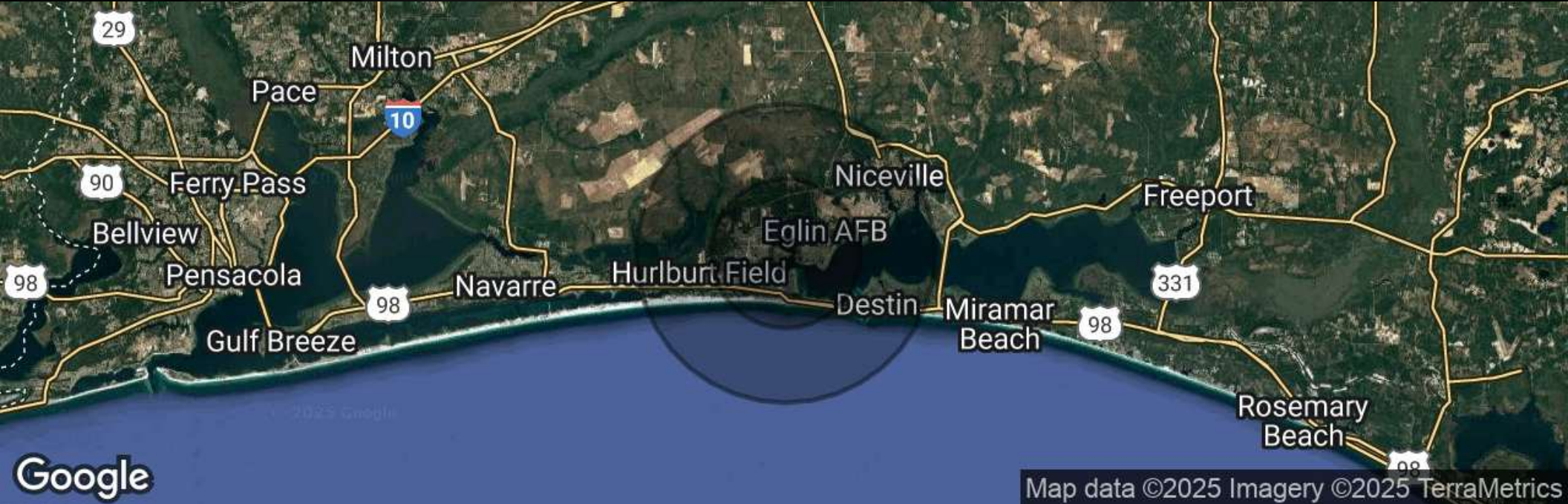
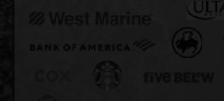
710 Eglin Pkwy is situated near the corner of Eglin Parkway and Racetrack Rd NE in Fort Walton Beach, which has approximately 46,000 cars per day. Covering over 463,000 acres, Eglin Air Force Base (approximately +/-5 miles north of the property) divides Okaloosa County into two distinct markets - north and south. The south portion of Okaloosa County, where the property is situated, benefits from a very stable employment base with ideal demographics. This is the core retail trade area for the Fort Walton Beach market. The Property's trade area is largely characterized by military personnel from Eglin Air Force Base and Hurlburt Field. Eglin Air Force Base covers over 463,000 acres and employs more than 8,500 military members and approximately 4,500 civilians. Hurlburt Field has 10,782 active-duty military personnel and 1,316 civilian employees. These combine to create a very stable employment base for the trade area.



Map data ©2025



Hollywood Blvd
9,600 VPD



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,917	73,313	119,327
Average Age	40.1	39.6	39.2
Average Age (Male)	39.0	37.2	37.4
Average Age (Female)	40.8	41.7	40.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,327	34,490	61,106
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$76,126	\$66,668	\$65,984
Average House Value	\$253,415	\$210,060	\$242,079

2020 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

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FL #BK3026917 // AL #000078384-1

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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