

BELLCORE
COMMERCIAL



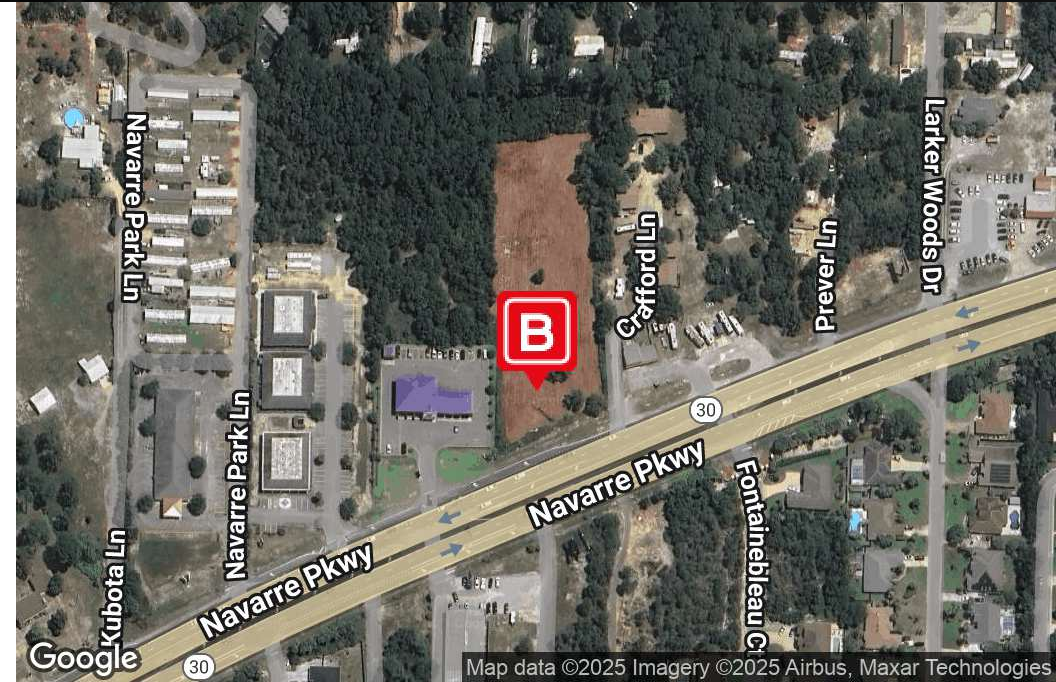
GROUND LEASE OPPORTUNITY - 2.54 ACRES IN NAVARRE, FL

9040 NAVARRE PKWY, NAVARRE , FL 32566



PROPERTY DESCRIPTION

This cleared 2.54-acre lot, just one mile from the Navarre Bridge to the beach, offers a prime ground lease opportunity in a high-traffic commercial corridor. Zoned Highway Commercial Development (HCD), it allows for a variety of uses, including retail, restaurants, offices, medical services, automotive services, hotels, and more. With strong visibility and flexible zoning, this site is ideal for businesses looking to establish a presence in a growing area.



PROPERTY HIGHLIGHTS

- High-visibility commercial corridor with strong traffic flow
- Zoned Highway Commercial Development (HCD)
- Close proximity to Navarre Bridge and beach access point

OFFERING SUMMARY

Lease Rate:	\$95,000.00 per year (Ground)
Lot Size:	2.54 Acres
Zoning	Highway Commercial Development
Property Type	Land
Traffic Count	42,500
Market	Navarre

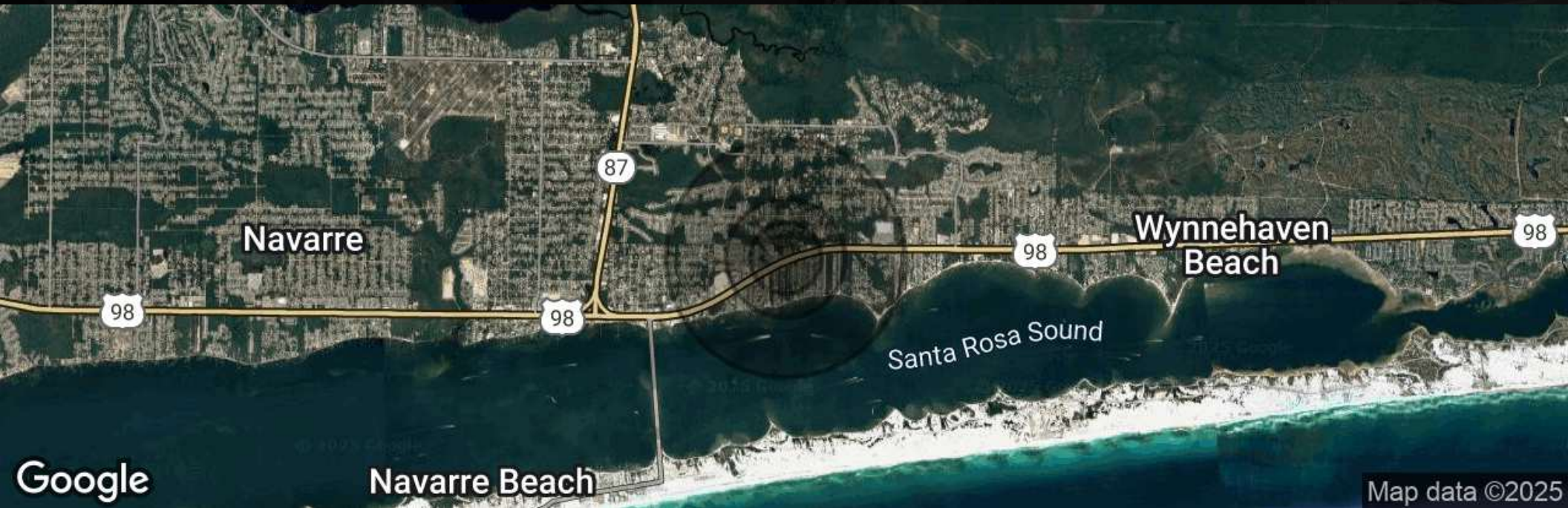




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SITE
+/- 2.54 Acres



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	521	1,851	6,427
Average Age	39	39	38
Average Age (Male)	38	38	38
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	654	2,386
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$123,269	\$119,442	\$111,482
Average House Value	\$328,354	\$336,107	\$371,015

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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