

BELLCORE

COMMERCIAL



GROUND LEASE OPPORTUNITY

1200 BLK OUTPARCEL AIRPORT BLVD, PENSACOLA, FL 32504



PROPERTY DESCRIPTION

+/- .44 acres ground lease or build-to-suit outparcel in Pensacola, Florida. The site is adjacent to retailers Barnes & Noble, O'Reilly Auto Parts Ultra Hub, and Ashley Outlet. The property is within minutes of Pensacola International Airport, Cordova Mall, Sacred Heart Hospital, local schools, and the new \$636M Baptist Hospital. Nearby national retailers include Publix, Target, Lowe's, Dicks Sporting Goods, Hobby Lobby, Big Lots, Walmart, Winn Dixie, Dollar Tree, CVS, Walgreens, Starbucks, and many more.

FOR LEASE | GROUND LEASE OPPORTUNITY

PROPERTY HIGHLIGHTS

- Excellent +/- .44 acre ground lease or build-to-suit opportunity
- Great visibility to 37,500 Vehicles per Day with signalized intersection
- Ideal for Financial Institutions, Drive-thrus, or Walk-ups
- Near the new \$636M Baptist Hospital, Pensacola Christian College, Pensacola International Airport, and Cordova Mall

OFFERING SUMMARY

Lease Rate:	\$95,000 per year (NNN)
Lot Size:	0.44 Acres
Property Type	Land
Traffic Count	37,500
Market	Pensacola



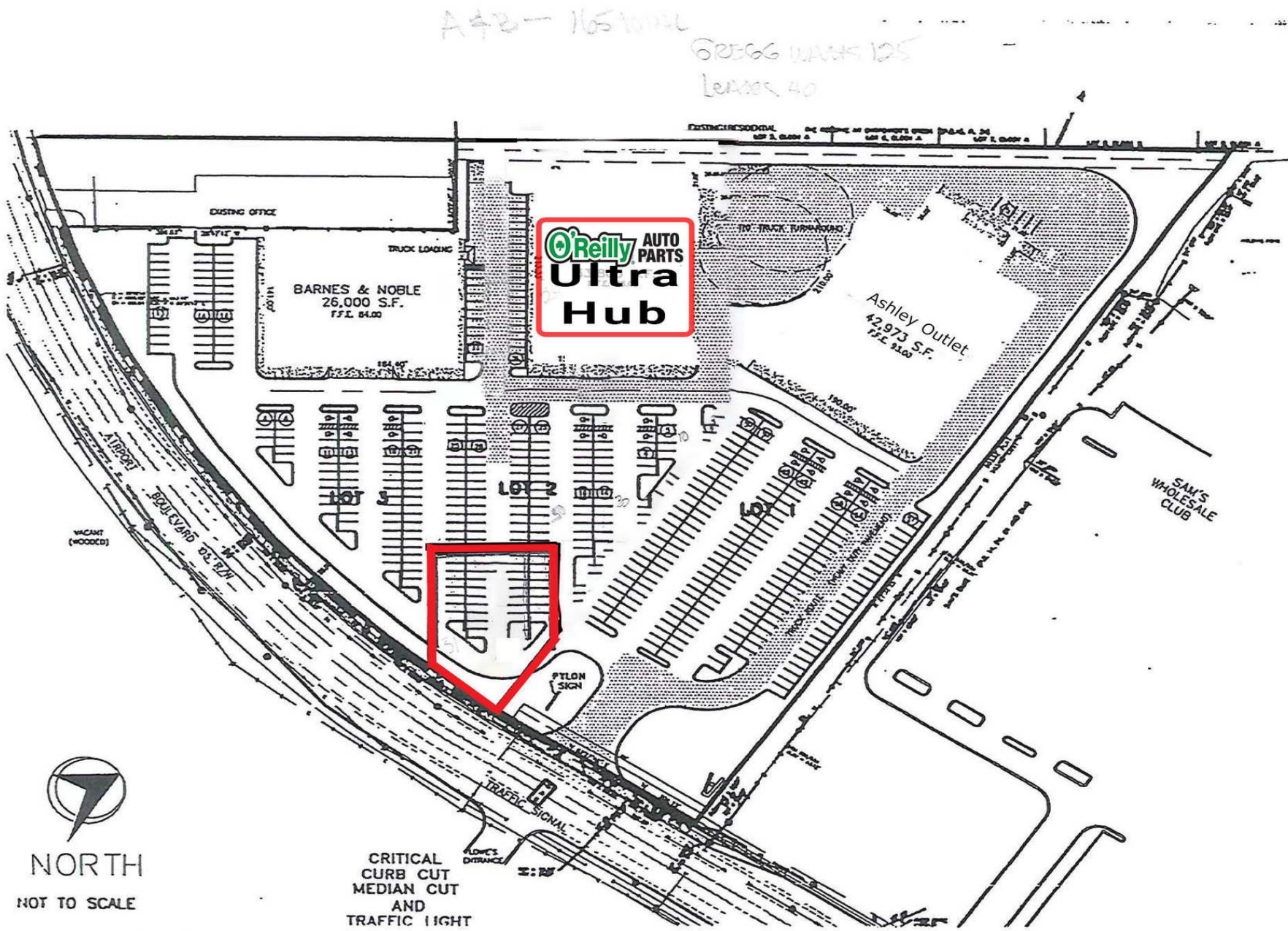
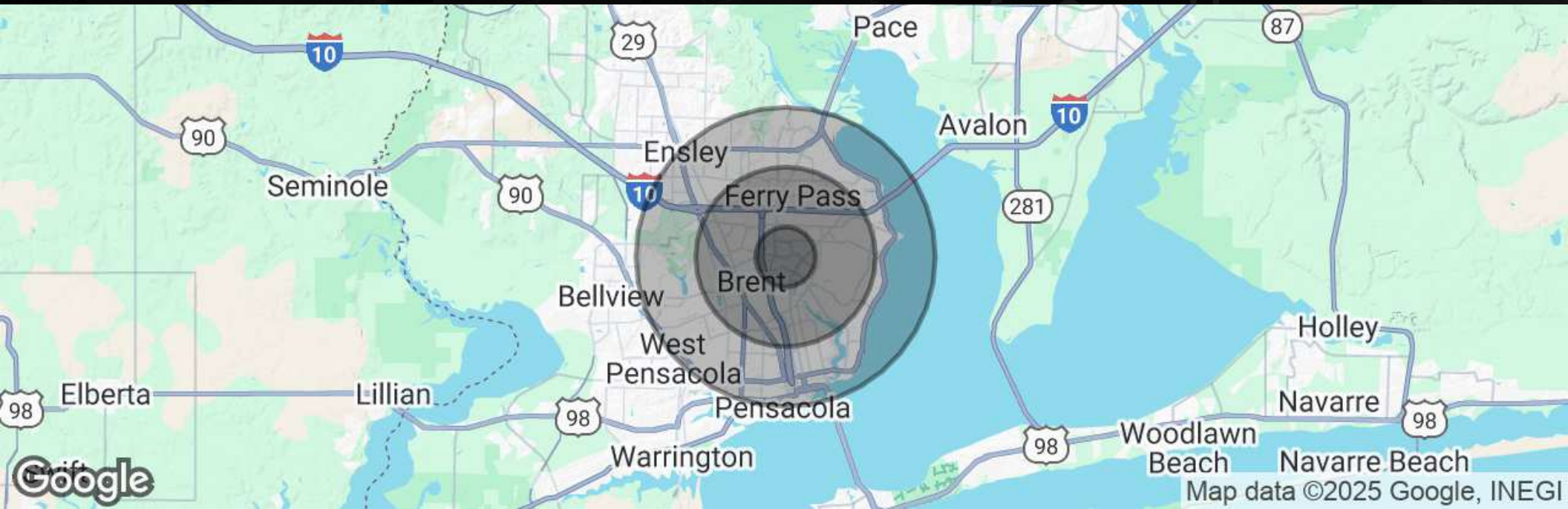


EXHIBIT "C"
SITE PLAN





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,313	65,041	153,488
Average Age	40	40	42
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,874	26,122	63,527
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$68,855	\$76,498	\$75,804
Average House Value	\$281,300	\$261,245	\$267,533

* 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.

Bellcore Commercial
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