

BELLCORE

COMMERCIAL



BELTWAY SHOPPING CENTER

109 RACETRACK RD NE, FORT WALTON BEACH, FL 32547



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 109 Racetrack Rd NE, Fort Walton Beach, FL, 32547. This property boasts prime visibility and signage along Racetrack Rd within the esteemed Beltway Plaza Shopping Center. This high-traffic location, which garners exposure to over 27,500 vehicles daily, is primed for business success. With one space available for lease, 1,540 square feet, this property provides a flexible opportunity for businesses to succeed. Seize the chance to establish or expand your business within this strategically positioned and highly visible property.

PROPERTY HIGHLIGHTS

- Excellent visibility and signage off Racetrack Rd
- Beltway Plaza Shopping Center has over 27,500 cars daily in front of the property.
- Unit L is available for lease retail/ restaurant

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,540 SF
Lot Size:	4.05 Acres
Building Size:	62,504 SF
Zoning	SH CTR COMM
Property Type	Shopping Center
Traffic Count	28,000

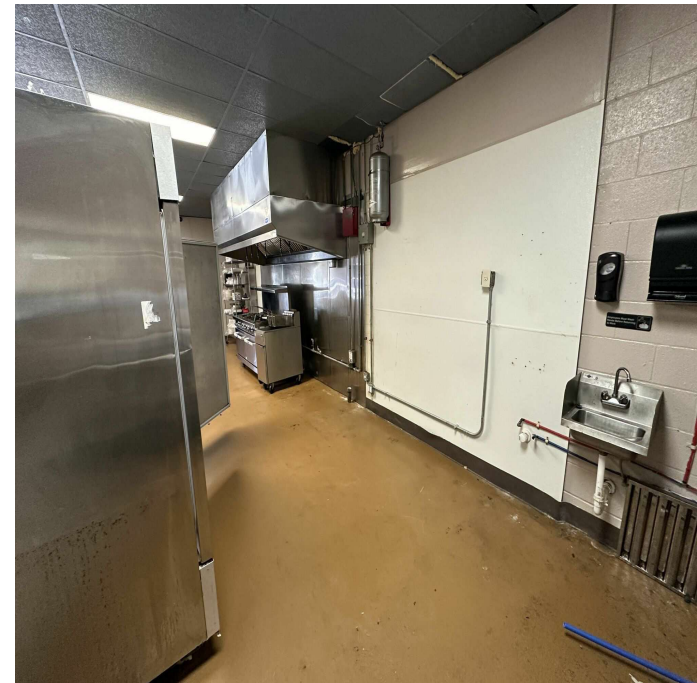
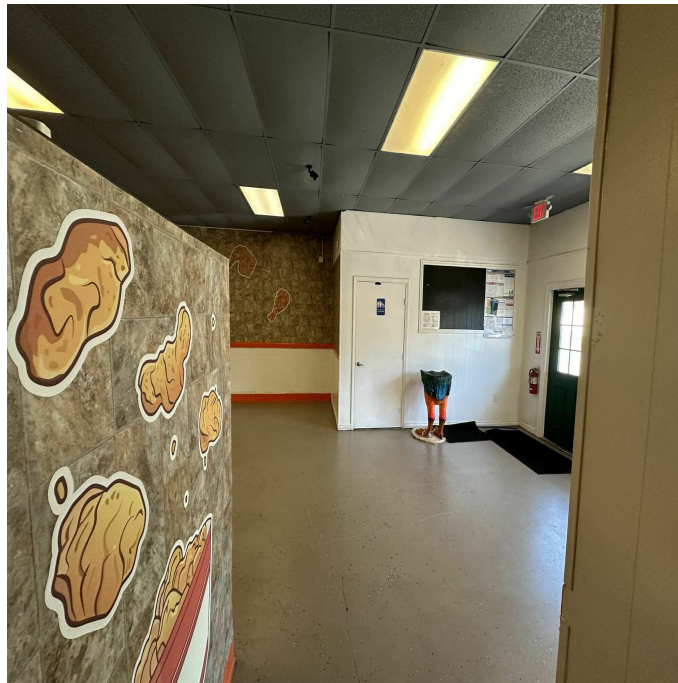
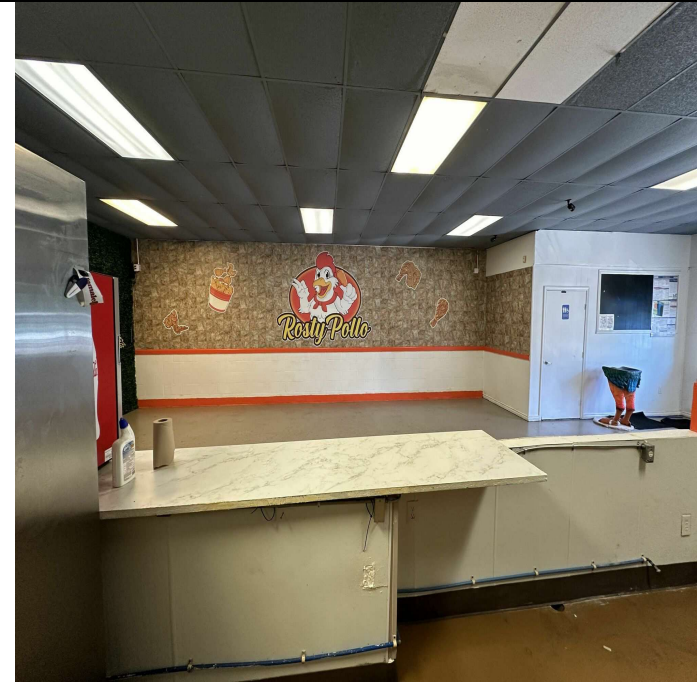


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,540 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit L	Available	1,540 SF	NNN	\$15.00 SF/yr	Built-out as a restaurant and equipped with a full kitchen
Unit F	Fluent Servicing	1,200 SF	NNN	Leased	-
Unit J-A	SRLT Liquors	5,400 SF	NNN	Leased	-
Unit J-B	ATA Martial Arts	4,600 SF	NNN	Leased	-
Unit H	Ocean City Bingo	11,540 SF	NNN	Leased	Big Box space







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,900	50,270	72,810
Average Age	36.4	38.6	37.8
Average Age (Male)	34.7	37.3	36.3
Average Age (Female)	39.2	40.3	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,807	21,394	30,589
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$61,928	\$64,689	\$64,074
Average House Value	\$198,277	\$253,428	\$258,104

2020 American Community Survey (ACS)

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

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FL #SL698346

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.

Bellcore Commercial
17 W Cedar Street
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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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