

BELLCORE COMMERCIAL

SITE
+/- 2.34 Acres
Zoned HCD



HCD CORNER PARCELS FOR LEASE

8504 E BAY BLVD, NAVARRE, FL 32566



PROPERTY DESCRIPTION

This property spans approximately 2.34 acres and boasts 226 feet of highly visible frontage along E Bay Boulevard (11,000 AADT). It is zoned as a Highway Commercial District (HCD), providing various commercial and retail development opportunities. Strategically positioned at a signalized intersection, the property ensures easy access and heightened visibility for potential businesses.

FOR LEASE | HCD CORNER PARCELS FOR LEASE

PROPERTY HIGHLIGHTS

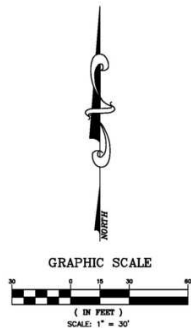
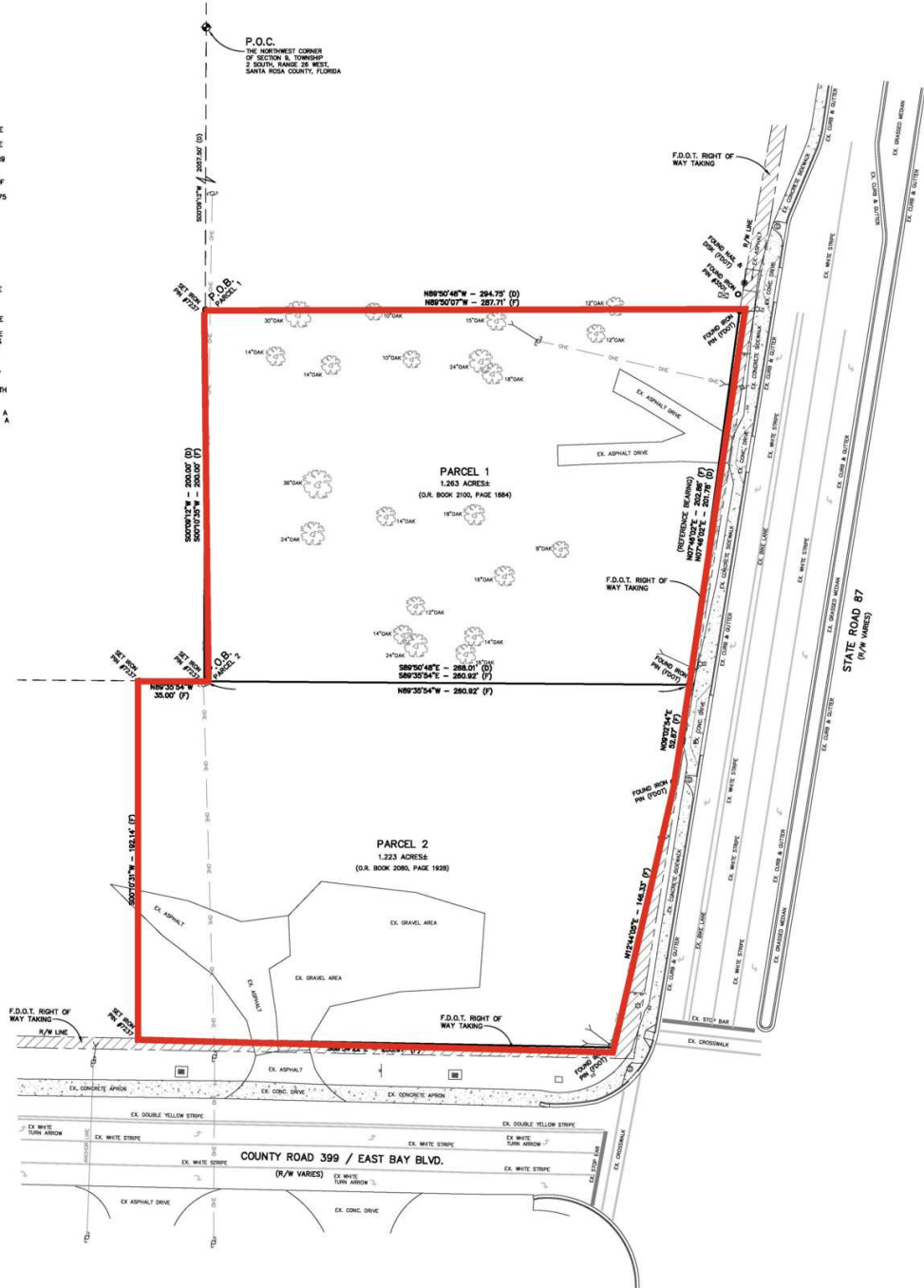
- Zoned HCD
- +/- 2.34 Acres
- 11,000 AADT E Bay Blvd

OFFERING SUMMARY

Lease Rate:	\$155,000.00 per year
Lease Type:	Ground Lease NNN
Lot Size:	2.34 Acres
Zoning	HCD
Property Type	Land
Traffic Count	11,000

LEGAL DESCRIPTION: PARCEL 1 (O.R. BOOK 2100, PAGE 1884)
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE GO SOUTH 00 DEGREES 09 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 2007.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 09 MINUTES 12 SECONDS WEST A DISTANCE OF 250.00 FEET, THENCE GO SOUTH 89 DEGREES 50 MINUTES 48 SECONDS EAST A DISTANCE OF 248.01 FEET TO THE WESTERLY RIGHT OF WAY OF STATE ROAD 87 (RIGHT OF WAY VARIES), THENCE GO NORTH 07 DEGREES 46 MINUTE 02 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 201.78 FEET, THENCE DEPARTING SAID WESTERLY RIGHT OF WAY GO NORTH 89 DEGREES 50 MINUTES 48 SECONDS WEST A DISTANCE OF 294.75 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL 2 (AS SURVEYED)
 A PARCEL OF LAND RECORDED IN OFFICIAL RECORD BOOK 2080, PAGE 1928, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, LESS AND EXCEPT STATE RIGHT-OF-WAY ADJUSTIONS ALONG STATE ROAD 87 AND COUNTY ROAD 399 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE GO SOUTH 00 DEGREES 09 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 2007.50 FEET, THENCE CONTINUE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, THENCE PROCEED NORTH 89°35'04" WEST, A DISTANCE OF 35.00 FEET, THENCE SOUTH 00°10'31" WEST, A DISTANCE OF 192.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 399 (RIGHT-OF-WAY VARIES), THENCE SOUTH 89 DEGREES 54 MINUTES 22 SECOND EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 255.87 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 87 (RIGHT-OF-WAY VARIES); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT 2 DESCRIBED BEARINGS AND DISTANCES: 1. NORTH 12 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 146.33 FEET; 2. NORTH 09 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 25.87 FEET, THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, PROCEED NORTH 89 DEGREES 35 MINUTES 54 SECONDS WEST, A DISTANCE OF 283.92 FEET TO THE POINT OF BEGINNING.



LEGEND

R/W	RIGHT OF WAY
(P)	PLAT DATA
(F)	FIELD DATA
(D)	DESCRIPTION DATA
(O.R.)	OFFICIAL RECORDS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
EDP	EDGE OF PAVEMENT
CL	CENTERLINE
B	BENCHMARK
WV	WATER VALVE
WM	WATER MAIN
BPF	BACKFLOW PREVENTER
FH	FIRE HYDRANT
WT	WATER METER
SS	SANITARY OR STORM SEWER MAIN
SM	SANITARY SEWER MANHOLE
SC	SANITARY SEWER CLEANOUT
SDM	STORM DRAIN MANHOLE
CB	CATCH BASIN
C3	TYPE "3" CURB INLET
C4	TYPE "4" CURB INLET
WEDS	MITERED END SECTION
PP	POWER POLE
QA	QUI ANCHOR
LP	LIGHT POLE
OU	OVERHEAD UTILITY LINE
EB	ELECTRICAL BOX
TVB	TELEVISION BOX
TPB	TELEPHONE BOX
F	FENCE
SPS	SINGLE POLE SIGN

CERTIFICATION OF ZONE AREA FOR FLOOD INSURANCE

I CERTIFY THAT I HAVE CHECKED THE NATIONAL FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA, MAP NO. 12113C-0386-0 AND COMMENT PAGES NO. 122274-0386-0, DATED 19 DECEMBER 2006 AND DETERMINED THIS PROPERTY TO BE SITUATED IN ZONE "X".

GENERAL NOTES:

- NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT AFFECT THE SUBJECT PROPERTY.
- BEARING REFERENCE: NORTH 07°48'02" EAST ALONG EAST BOUNDARY LINE OF PARCEL 1, ALSO BEING THE WEST RIGHT-OF-WAY OF STATE ROAD 87.
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA ZONE NORTH HAD ADJUST, U.S. SURVEY FEET, NAVD 1988 DATUM, AS ESTABLISHED BY USE OF THE FLORIDA PERMANENT NETWORK (PRN) SITE BENCHMARKS AS SHOWN.

PSM PASCOE SURVEYING & MAPPING, INC.
 13 THYBURN OAK TRAIL, FORT WALTON BEACH, FLORIDA 32414
 PHONE: 850-461-4280 FAX: 850-461-4289
 EMAIL: brislan@psmsurveying.com
 CERTIFICATE OF AUTHORIZATION No. 7897

CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 111 TRUITON AVENUE FORT WALTON BEACH, FLORIDA 32547
 PHONE: 850-968-4801 FAX: 850-968-4809
 EMAIL: cee@choctaweng.com
 CERTIFICATE OF AUTHORIZATION No. 1092

BOUNDARY SURVEY

PREPARED FOR: **2504 EAST BAY BOULEVARD**
 2.49 ACRES (METES & BOUNDS) PARCEL IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA
 Revision: 23 SEP 2025 - REVISED PARCEL 2 & LEGAL DESCRIPTION

my hereby certify that this survey was made under the authority of the Florida Board of Professional Surveyors and set forth by the Florida Board of Professional Surveyors S-17-0054, pursuant to Section 472.027, Florida Statutes.

BRISLAN E. PASCOE, Professional Surveyor & Mapper
 License No. 5930

Job No.: 20-107
 Date: 20 JULY 2020
 Fid. Vol.: 85/12
 Scale: 1" = 30'
 Disk No.: 20107-SUR
 Designed: N/A
 Drawn: SVD 18AUG20
 Checked: BEP
 Sheet: 1 of 1

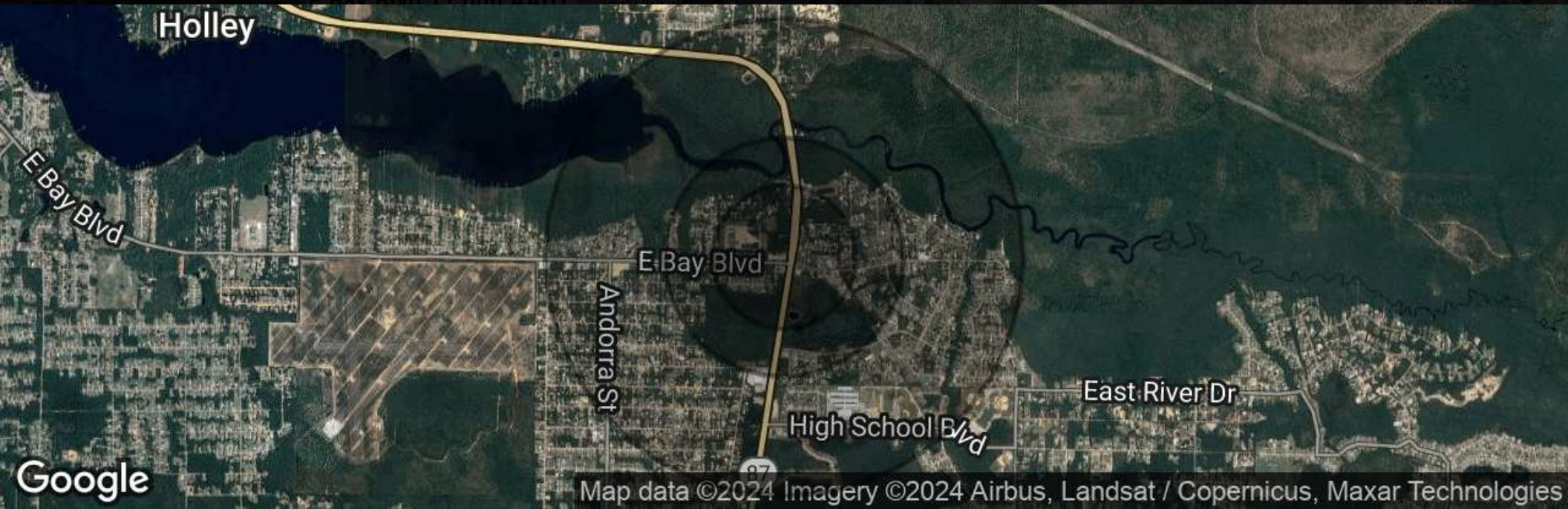
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LOCATION OVERVIEW

Navarre Beach is nestled between Navarre Beach County Park and the Gulf Islands National Seashore, with miles of beautiful white sand beaches, emerald waters, and dunes. Connected to Interstate 10 by the Garcon Point Bridge, Santa Rosa Island is easily accessible throughout the Southeast United States. Navarre Beach is between Destin and Pensacola near several military bases, including the Pensacola Naval Station, Naval Air Station Whiting Field, Hurlburt Field, and Eglin Air Force Base. The military bases annually bring over \$7.8 billion into the local economy. Santa Rosa County is a resident and tourist' dream with top-notch amenities, including crime rates significantly below state/national averages and an "A" grade school district from the Florida Department of Education. The population density in the area is expected to continue to grow, which, when added to a strong tourism industry, positions the area for strong economic growth.



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	269	810	3,681
Average Age	38	39	38
Average Age (Male)	38	38	38
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	297	1,349
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$118,144	\$127,666	\$118,171
Average House Value	\$367,448	\$378,003	\$355,701

Demographics data derived from AlphaMap



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: **850.977.6991** | Cell: **850.240.0527**

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.

Bellcore Commercial
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