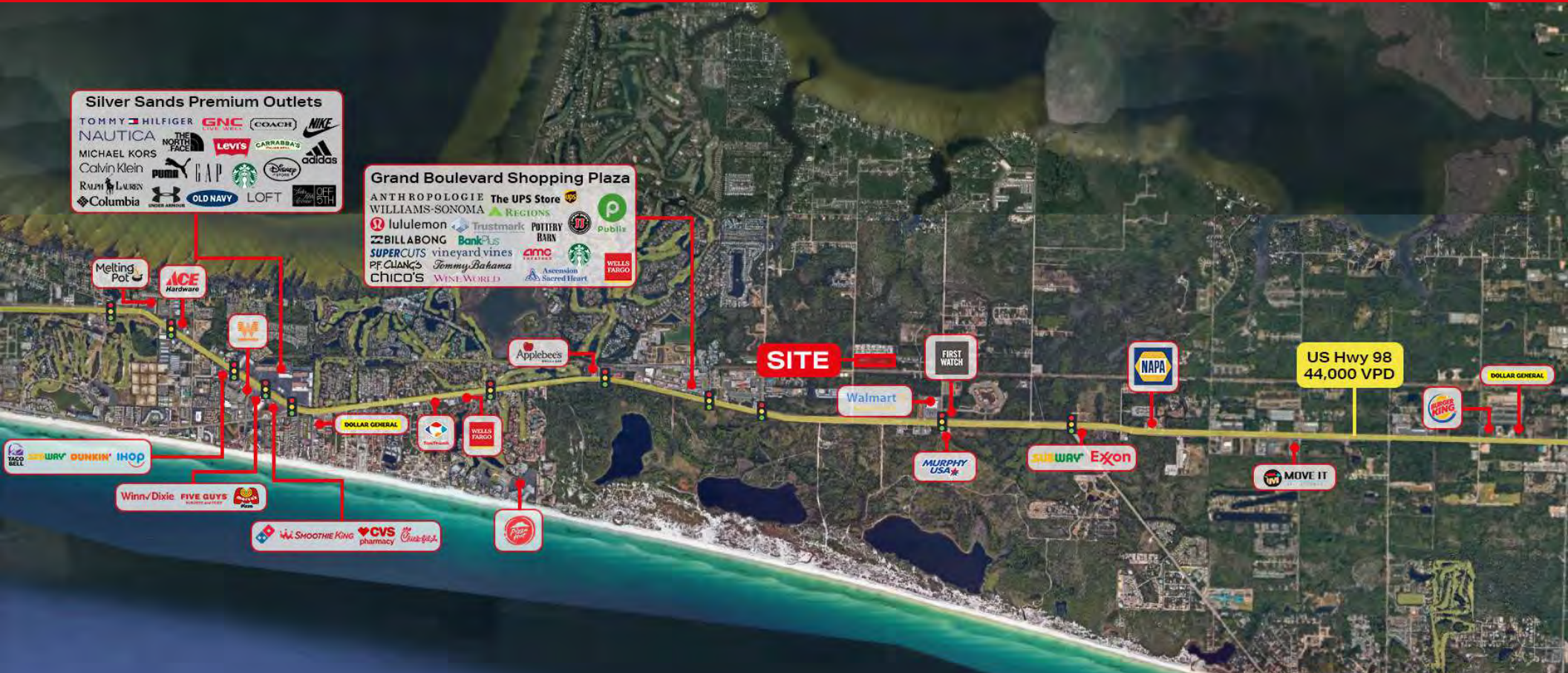


# BELLCORE COMMERCIAL



+/- 6,000 SF COMMERCIAL FLEX SPACE BUILDING FOR SALE

GOLDSBY ROAD, SANTA ROSA BEACH, FL 32459



PROPERTY DESCRIPTION

+/- 6,000 SF Commercial Flex Space Building For Sale - Lot 12 has a free-standing commercial flex space building currently under construction and is set to be delivered in shell condition. It contains a 20 FT ceiling height, two entrances, two 12x14 roll-up doors, and subbed-out electrical and plumbing. The estimated delivery date is February 1, 2025.

PROPERTY HIGHLIGHTS

- +/- 6,000 SF Commercial Flex Space Building For Sale
- New Construction
- Apart of Goldsby Road Commerce Park

OFFERING SUMMARY

Sale Price:	\$1,675,000
Number of Units:	2
Building Size:	6,000 SF
Zoning	General Commercial
Property Type	Flex Building
Traffic Count	45,000
Market	Santa Rosa Beach

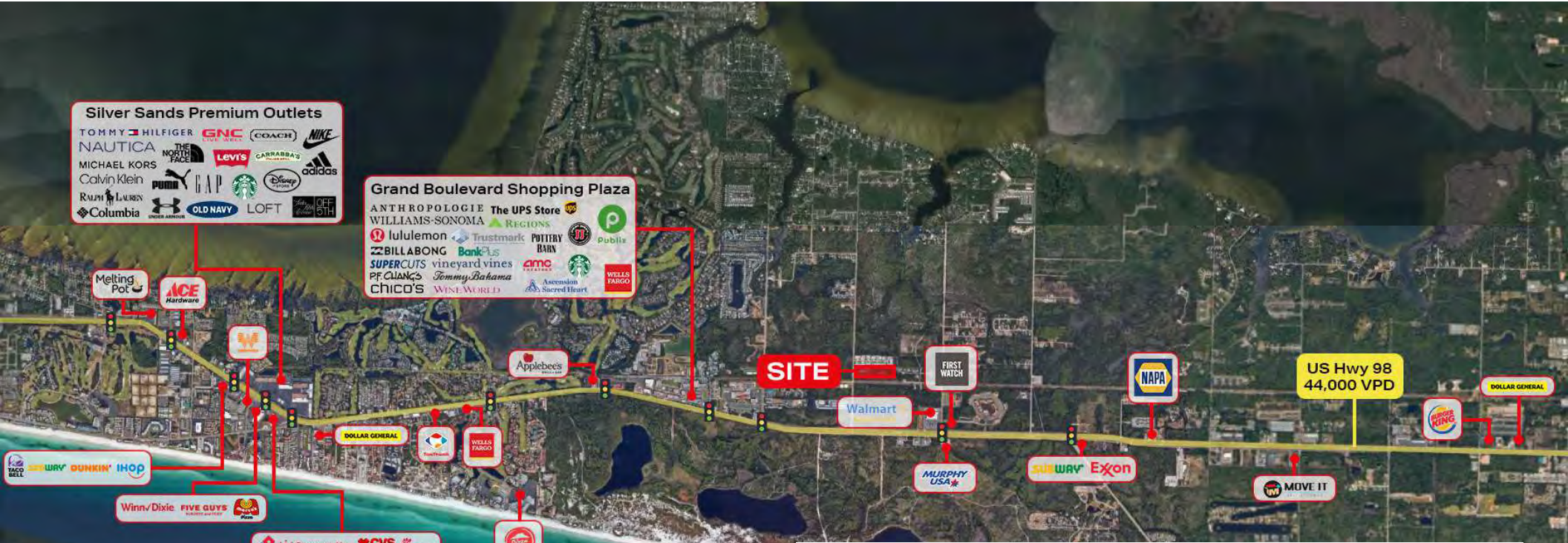






**SITE**  
**+/- 6,000 SF**  
**Flex Space Building**





**SITE**

US Hwy 98  
44,000 VPD

**LOCATION OVERVIEW**

Walton County is located in the North Florida Panhandle approximately +/-55 miles east of the City of Pensacola and +/-100 miles west of The City of Tallahassee. The site is within minutes to the destination beaches of Florida's Emerald Coast, restaurants and entertainment. Walton County has a strong economy supported by over 4 million visitors and an estimated \$4.4 billion in sales volume annually within the trade area. Major employers in the area include Okaloosa County School District, Walton County School Board, Fort Walton Beach Medical Center, Lockheed Martin, Walton County Government, Sandestin Golf and Beach Resort, Reliance Test & Technology, Okaloosa Board of County Commissioners, North Okaloosa Medical Center, and L3 Crestview Aerospace. The development site is the ideal location for a variety of businesses with its prime location off the main arterial, US Highway 98 West. The site is next to Wal-Mart, Publix, and several retailers. Restaurants and businesses. Less than a mile up the road is the Sacred Heart Hospital, Publix, and the Grand Boulevard shopping center. The Santa Rosa Beach market is a highly sought-after area to reside with its affluent demographics, shopping, entertainment, and minutes to the white sand beaches of Walton County.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	153	521	3,278
Average Age	40	40	44
Average Age (Male)	39	39	43
Average Age (Female)	40	40	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	189	1,255
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$166,066	\$164,738	\$137,199
Average House Value	\$930,751	\$924,810	\$830,896

*Demographics data derived from AlphaMap*





HARRY BELL JR.

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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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