

**FOR SALE - \$1,850,000**  
**21 HOLLYWOOD BLVD SW | FORT WALTON BEACH, FL**  
**PREMIUM CLASS A OFFICE INVESTMENT AT A HIGH-TRAFFIC CORNER.**  
**MODERN, FULLY LEASED, AND BUILT FOR LONG-TERM VALUE.**



# PROPERTY HIGHLIGHTS

This premier Class A office investment is located at the high-visibility corner of Hollywood Boulevard and Jet Drive in Fort Walton Beach, Florida—an area known for its strong commercial presence and consistent traffic. Built in 2019, the 8,100-square-foot building offers modern construction, high-end finishes, and outstanding curb appeal, making it a standout asset in the market. The property is currently occupied by two long-term, stable tenants, providing dependable cash flow and minimal management responsibilities. With its strategic corner location, contemporary design, and strong tenant base, this property presents an exceptional opportunity for investors seeking a newer, low-maintenance commercial asset in a growing Gulf Coast market. The owner is a licensed real estate agent.





# 21 HOLLYWOOD BLVD SW



CITY OF  
**FORT WALTON  
BEACH** *Florida*  
RECREATION CENTER

**Winn✓Dixie**

**TJULIANA  
FLATS**  
TEX-MEX FOR ALL

**ROSS**  
DRESS FOR LESS

**SUBJECT PROPERTY**



**CHEVROLET**



**REGIONS**



**Shell**



**Advance/  
Auto Parts**

**Property Type - Retail**

**Sale Type - Owner User**

**Building Class - B**

**Occupancy - 100% Leased**

**Units - 2**

**Total Building SF - 6,100 SF**

**Lot Size - 0.75 AC**

**Parcel Number - 14-2S-24-1190-0000-00A1**



### SUITE 1 - 4,000 SF

GL ACCT	START DATE	END DATE	CHARGE AMT	12 MO AMT	PRICE PER SF
CAM	03/01/2024		1,080.25	12,963.00	3.24
RENT	05/01/2025	02/28/2026	4,806.67	57,680.04	14.42
RENT	03/01/2026	02/28/2027	4,950.87	59,410.44	14.85
TOTAL			10,837.79	130,053.48	

### SUITE 3 - 4,000 SF

GL ACCT	START DATE	END DATE	CHARGE AMT	12 MO AMT	PRICE PER SF
CAM	08/01/2024	05/31/2026	325.00	3,900.00	0.98
CAM	06/01/2026	05/31/2028	525.00	6,300.00	1.58
CAM	06/01/2028	05/31/2030	725.00	8,700.00	2.18
CAM	06/01/2030	05/31/2032	925.00	11,100.00	2.78
CAM	06/01/2032	05/31/2034	1,080.25	12,963.00	3.24
RENT	08/01/2024	05/31/2027	4,675.00	56,100.00	14.03
RENT	06/01/2027	05/31/2030	4,815.25	57,783.00	14.45
RENT	06/01/2030	05/31/2032	4,959.71	59,516.52	14.88
RENT	06/01/2032	05/31/2034	5,108.50	61,302.00	15.33
TOTAL			23,138.71	407,718.00	

### TOTALS

GROSS  
INCOME.....130,643.04

PROPERTY  
INSURANCE.....12,090.00

PROPERTY  
TAXES.....10,345.00

COMMON AREA  
ELECTRICITY..... 2,668.51

NET INCOME.....105,539.53

# NBI

PROPERTIES INC

## CONTACT INFO



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NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.