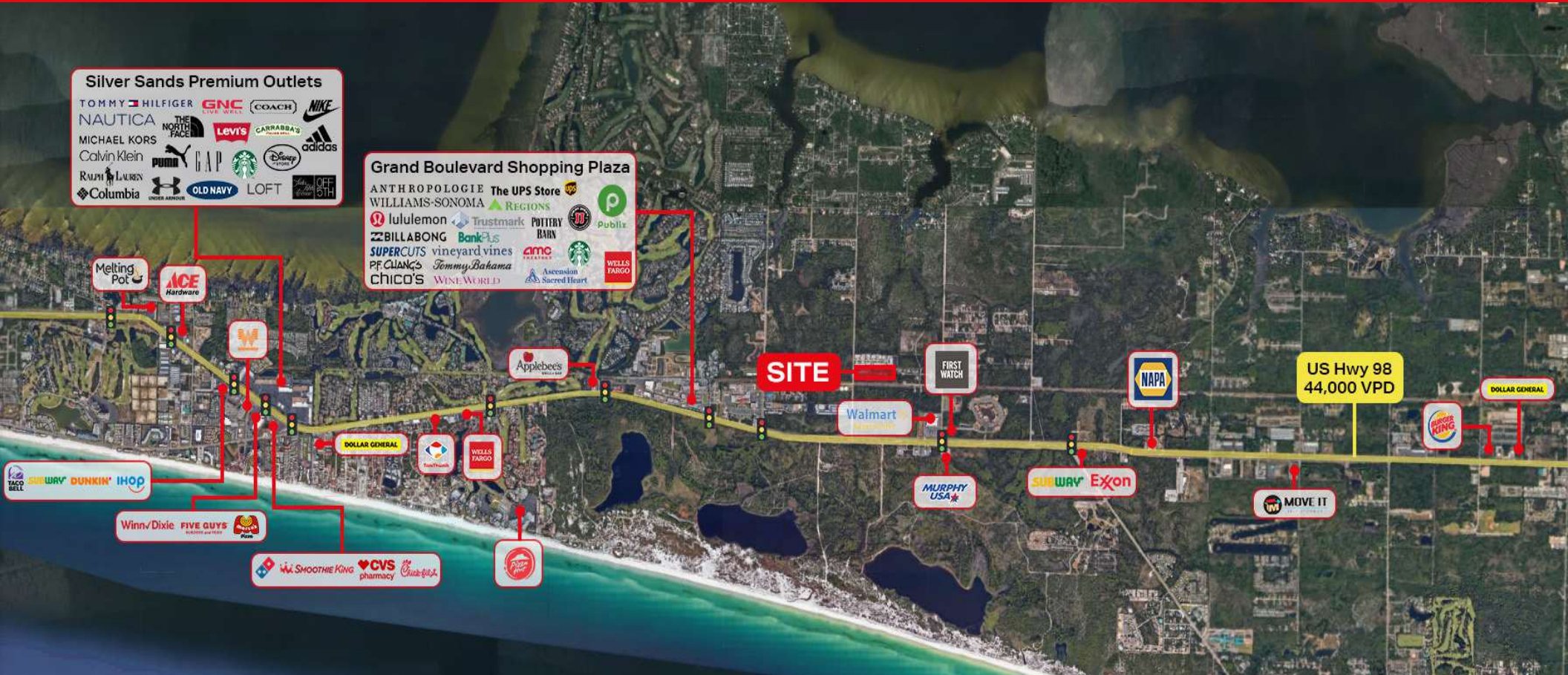


BELLCORE

COMMERCIAL



+/- 6,000 SF COMMERCIAL FLEX SPACE BUILDING

JOHN GALT ROAD, SANTA ROSA BEACH, FL 32459



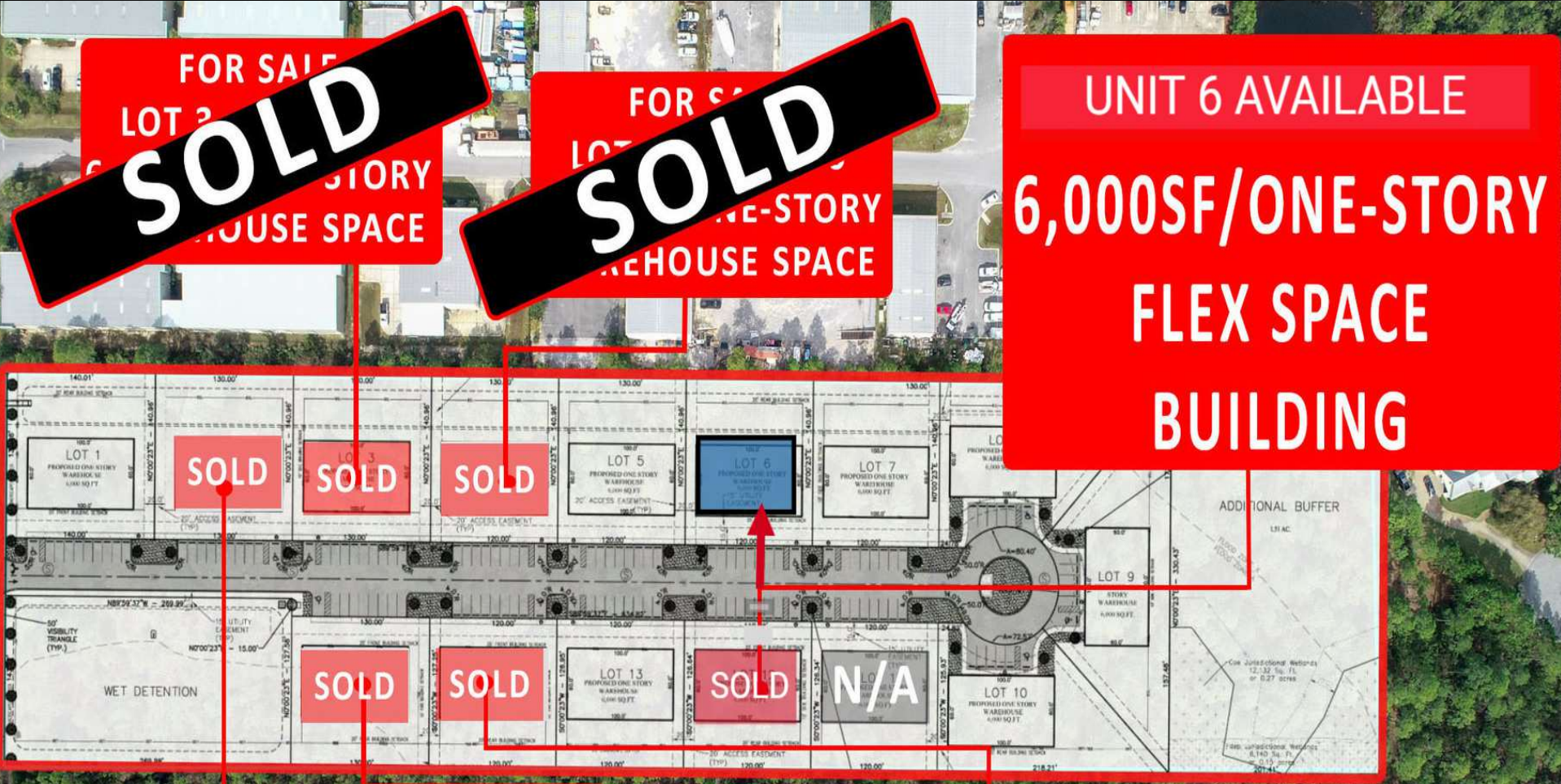
PROPERTY DESCRIPTION

This 6,000 SF free-standing commercial flex space building is currently under construction. It offers full or half-leasing options. It has a 20-foot ceiling height, two entrances, two 12x14 roll-up doors, and stubbed-out electrical and plumbing.

Space available Fall 2025.

OFFERING SUMMARY

Lease Rate:	\$20.00 - 22.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,000 - 6,000 SF
Building Size:	6,000 SF
Zoning	General Commercial
Property Type	Flex Building
Traffic Count	45,000
Market	Santa Rosa Beach



FOR SALE
LOT 2
6,000SF/ONE-STORY
WAREHOUSE SPACE
SOLD

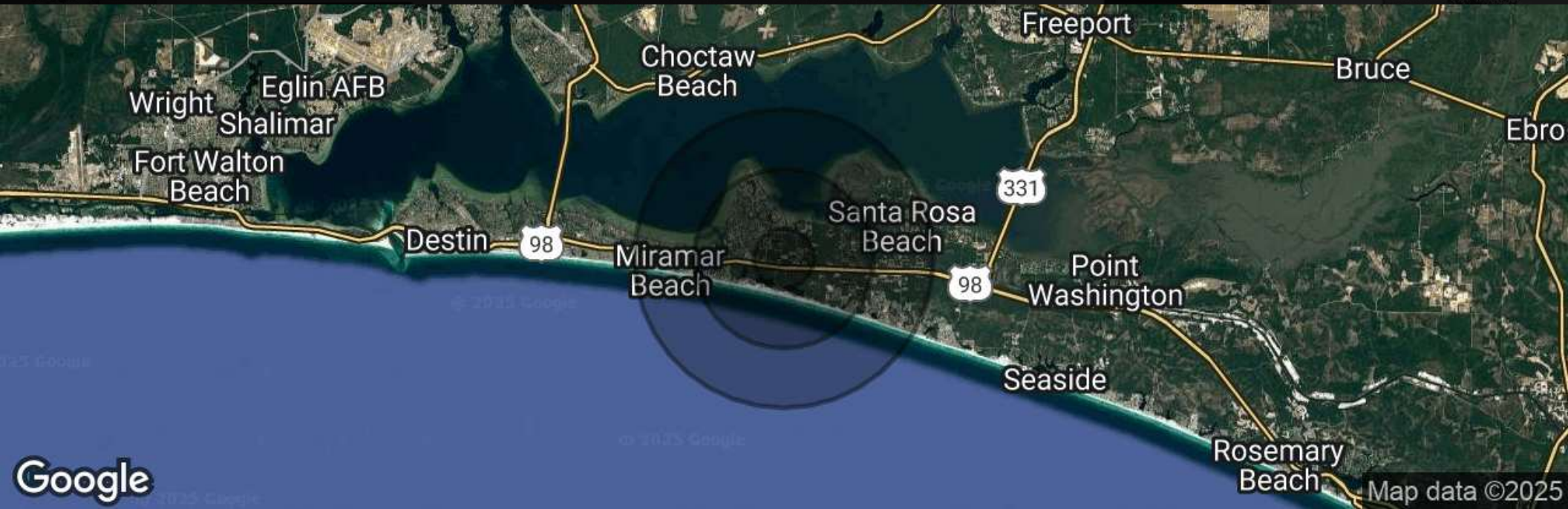
FOR SALE
LOT 15
6,000SF/ONE-STORY
WAREHOUSE SPACE
SOLD

**UNIT 6 AVAILABLE
6,000SF/ONE-STORY
FLEX SPACE
BUILDING**

FOR SALE
LOT 2: 6,000SF/ONE-STORY
WAREHOUSE SPACE
SOLD

FOR SALE
LOT 15: 6,000SF/ONE-STORY
WAREHOUSE SPACE
SOLD

FOR SALE
LOT 1: 6,000SF/ONE-STORY
WAREHOUSE SPACE
SOLD



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,701	12,761	19,902
Average Age	43	46	46
Average Age (Male)	42	45	45
Average Age (Female)	44	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,040	5,269	8,286
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$134,171	\$137,272	\$127,361
Average House Value	\$806,515	\$823,589	\$766,616

Demographics data derived from AlphaMap



HARRY BELL JR.

Managing Broker

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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.

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