

BELLCORE

COMMERCIAL



TURNKEY TWO-STORY OFFICE NEAR AIRPORT, I-10

510 CORDAY ST, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

Introducing a prime office building investment opportunity located at 510 Corday St in Pensacola, FL. This modern 4,616 SF two-story building, constructed in 2000, offers a versatile layout suitable for single or multi-department use, providing flexibility for potential tenants. Zoned HDMU, this property boasts immediate access to I-10 for regional connectivity and is just minutes away from Baptist Hospital and Ascension Sacred Heart Hospital, making it a compelling location for medical or professional office use.

PROPERTY HIGHLIGHTS

- Immediate access to I-10 for regional connectivity
- Minutes away from both Baptist Hospital and Ascension Sacred Heart Hospital
- Two-story design offering flexible floor plans for single or multi-department use

OFFERING SUMMARY

Sale Price:	\$1,090,000
Lease Rate:	\$18.50 SF/yr (NNN)
Lot Size:	0.413 Acres
Building Size:	4,616 SF
Zoning	HDMU
Property Type	Office
Traffic Count	21,500



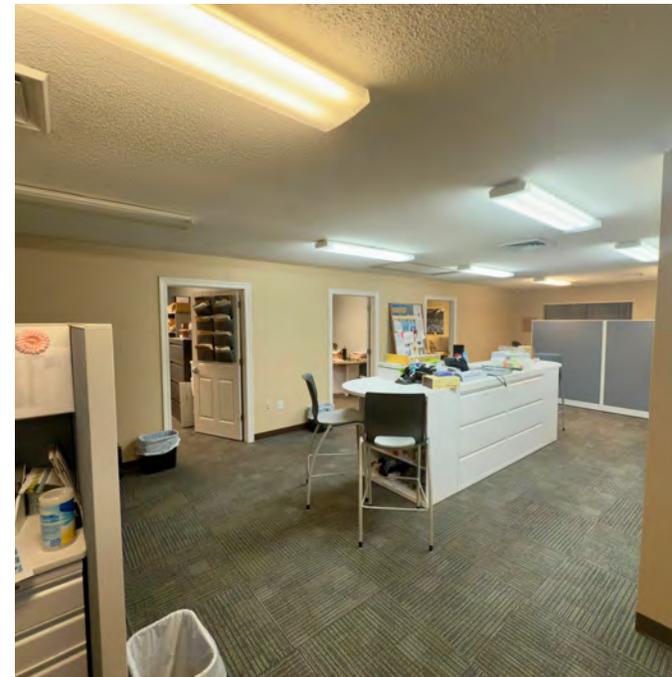
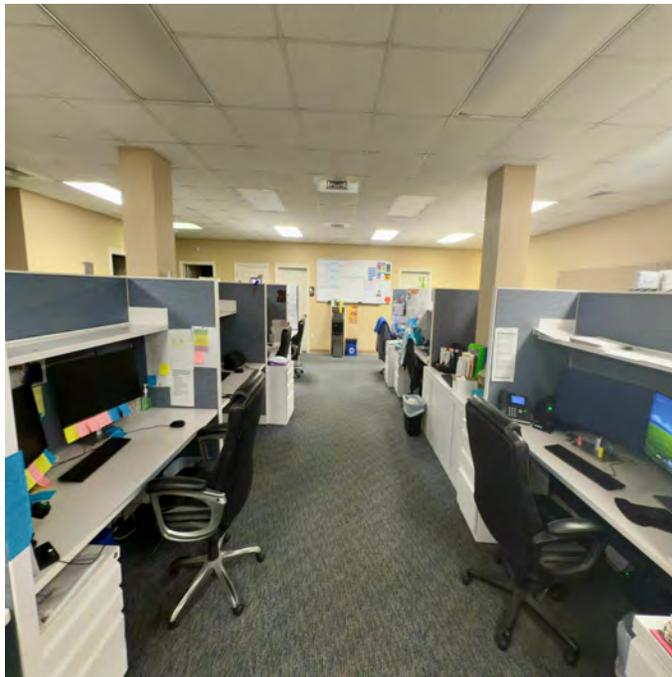
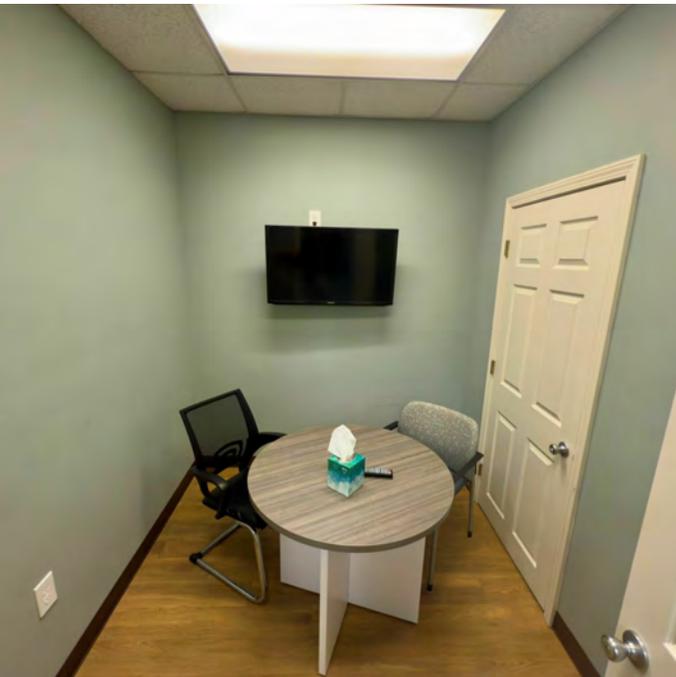
LEASE INFORMATION

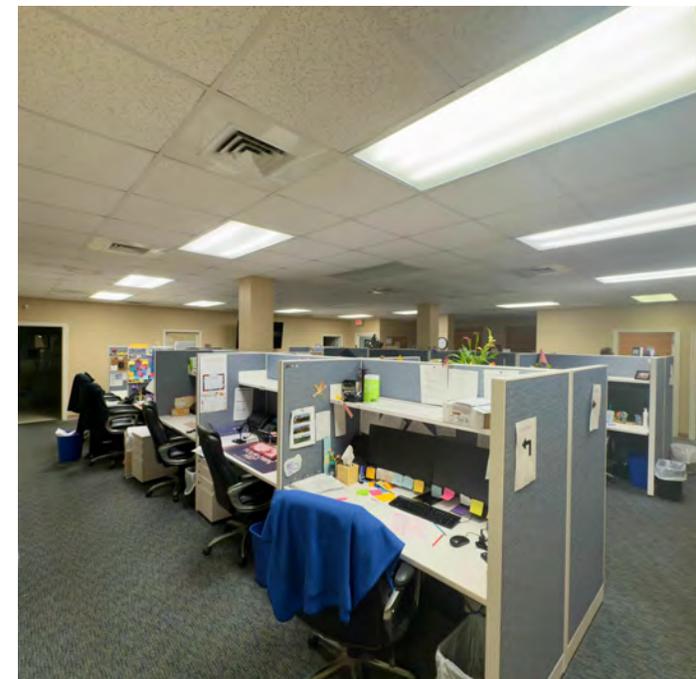
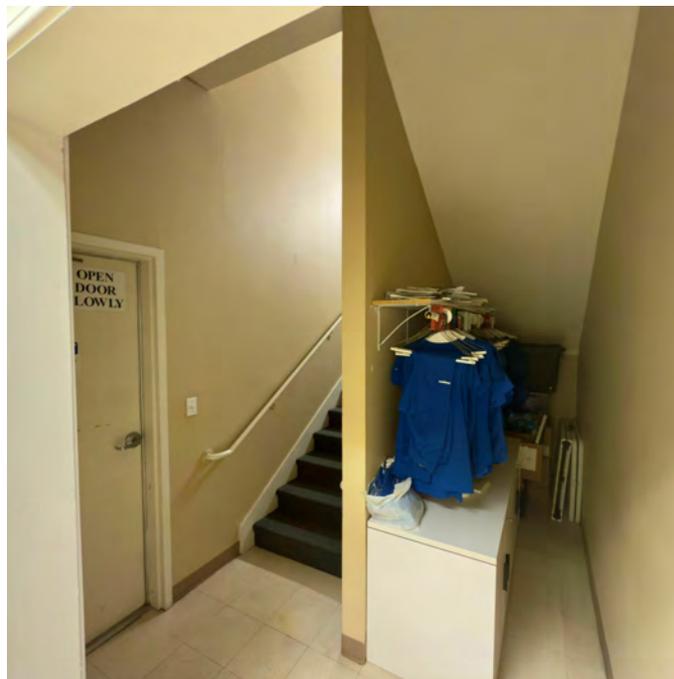
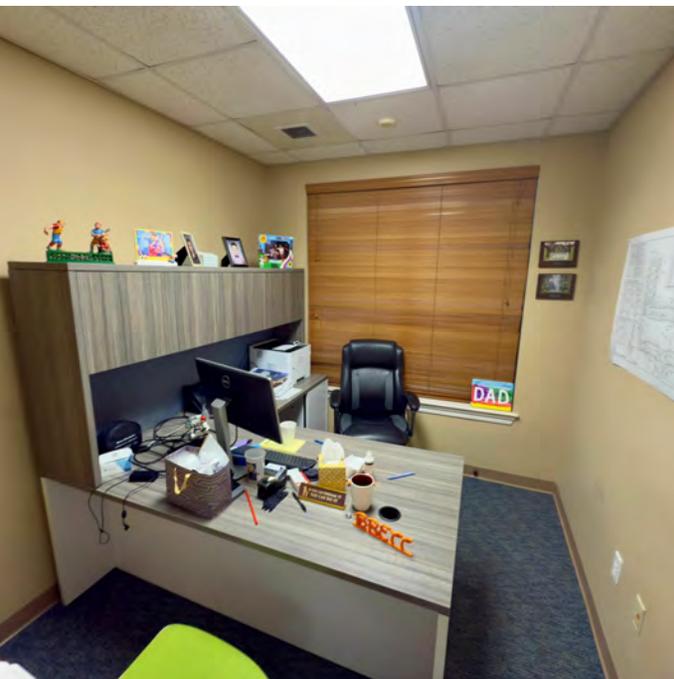
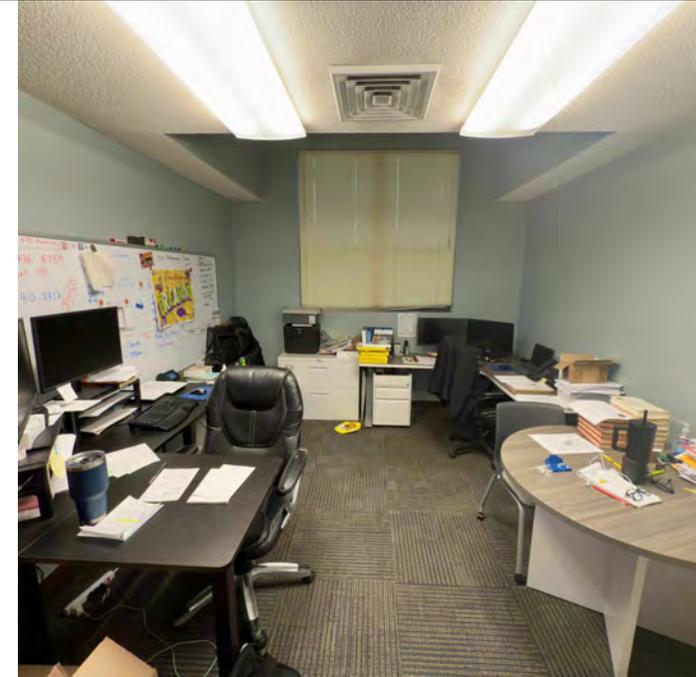
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,616 SF	Lease Rate:	\$18.50 SF/yr

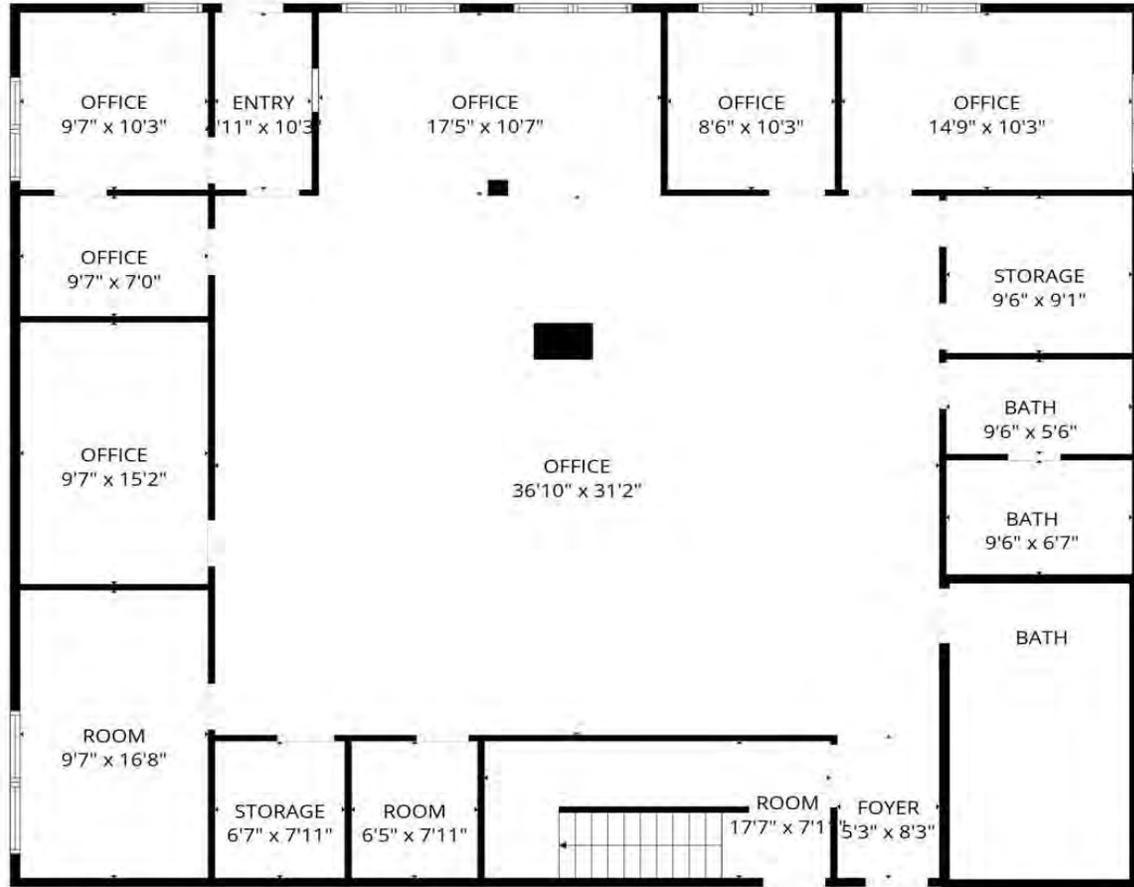
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	4,616 SF	NNN	\$18.50 SF/yr	-

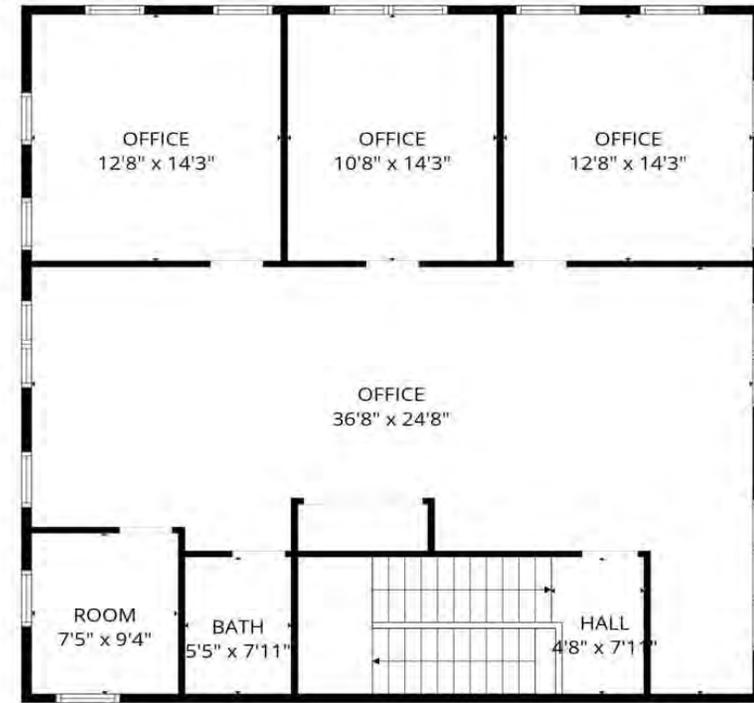








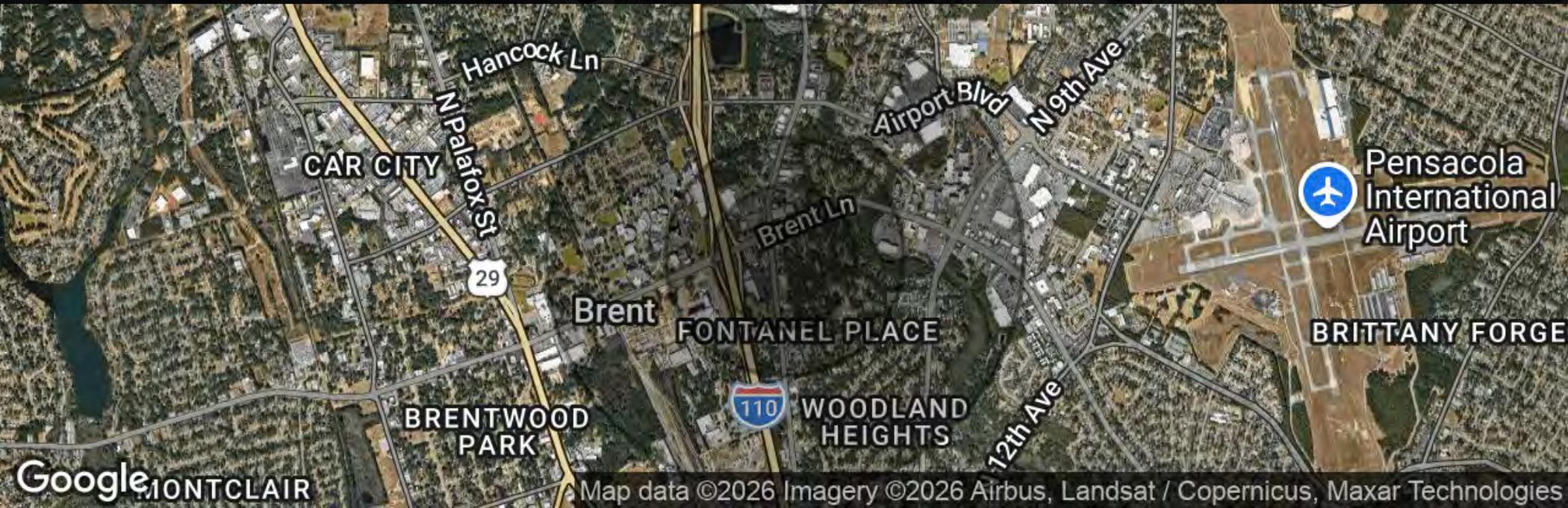
FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA AND MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED





POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	333	2,532	9,059
Average Age	39	29	32
Average Age (Male)	38	28	31
Average Age (Female)	39	29	33

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	454	2,165
# of Persons per HH	2.2	5.6	4.2
Average HH Income	\$74,068	\$82,796	\$78,291
Average House Value	\$244,252	\$213,738	\$229,838

Demographics data derived from AlphaMap

**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
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