

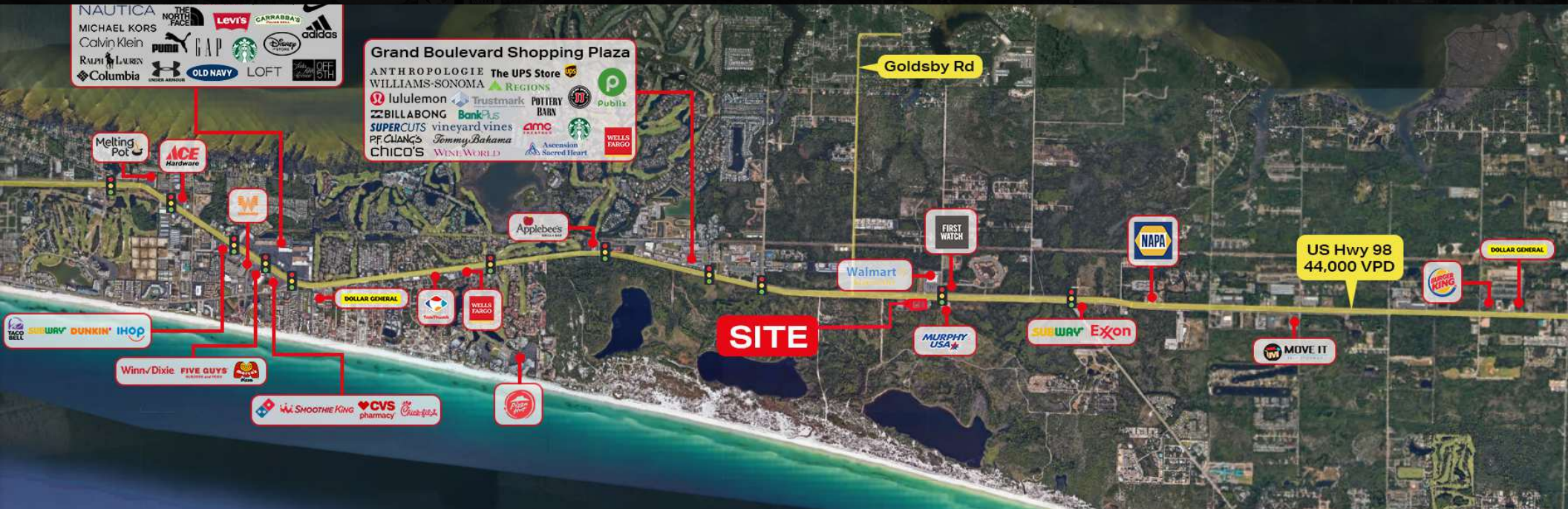
BELLCORE

COMMERCIAL



6757 US HIGHWAY 98 W

SANTA ROSA BEACH, FL 32459



PROPERTY DESCRIPTION

Prime Class-A Office and Medical Office Space For Lease in the heart of Santa Rosa Beach, FL. The building comprises 18,485 square feet; Suite 201 and 202 feature 960-5,083 SF of usable office space plus an 18% load factor for medical or admin uses. The office has five offices: a break room, a restroom, a conference room, and an open area workspace. An incredible rooftop entertaining space can also be reserved for meetings or events.

Pricing is subject to change for smaller offices.

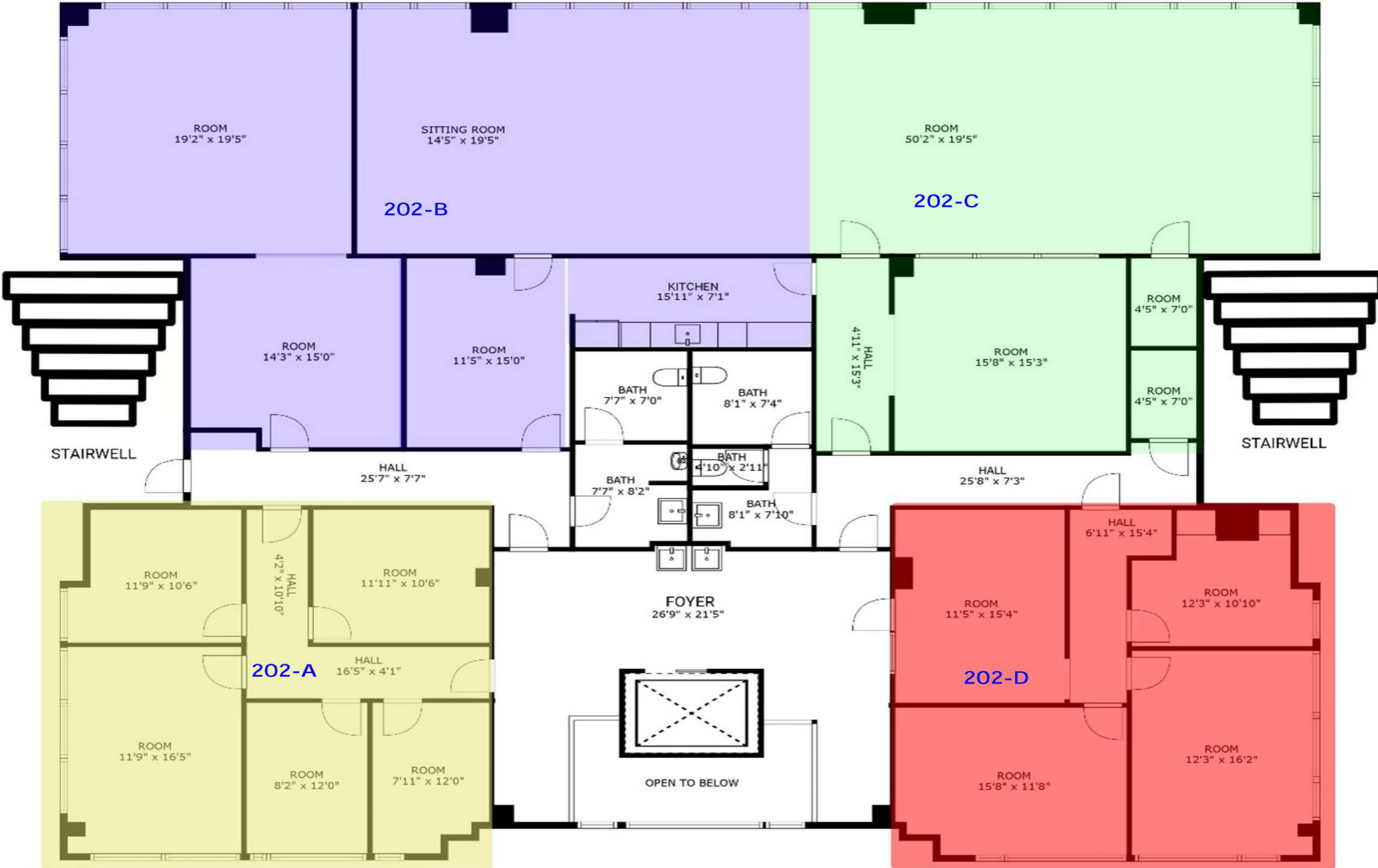
FOR LEASE | 6757 US HIGHWAY 98 W

PROPERTY HIGHLIGHTS

- Prime location near a vibrant Santa Rosa Beach/30A community and shopping/dining experience
- Excellent visibility and signage on the heavily trafficked US Hwy 98
- Pristine Class-A building featuring Office & Medical Space

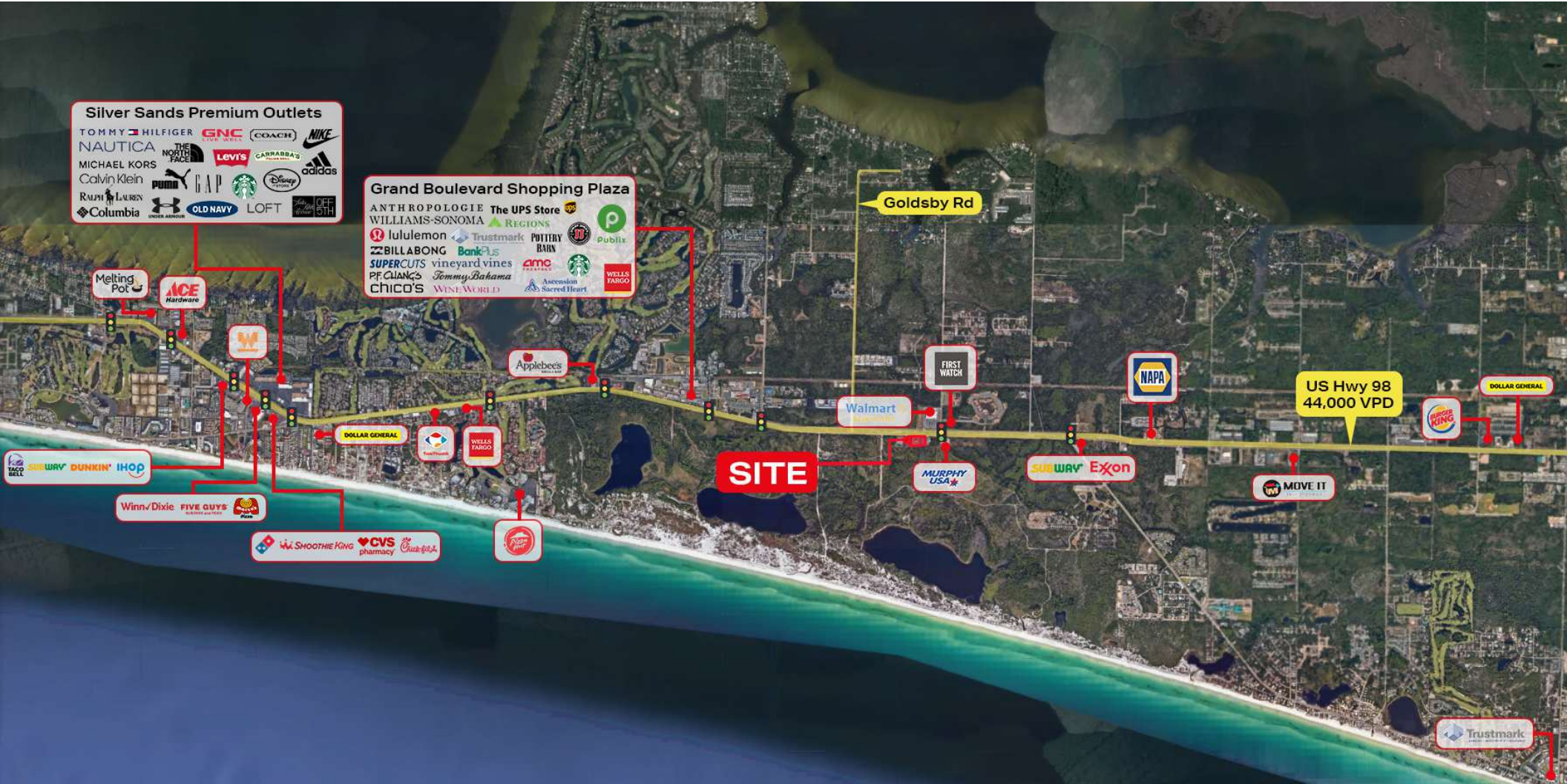
OFFERING SUMMARY

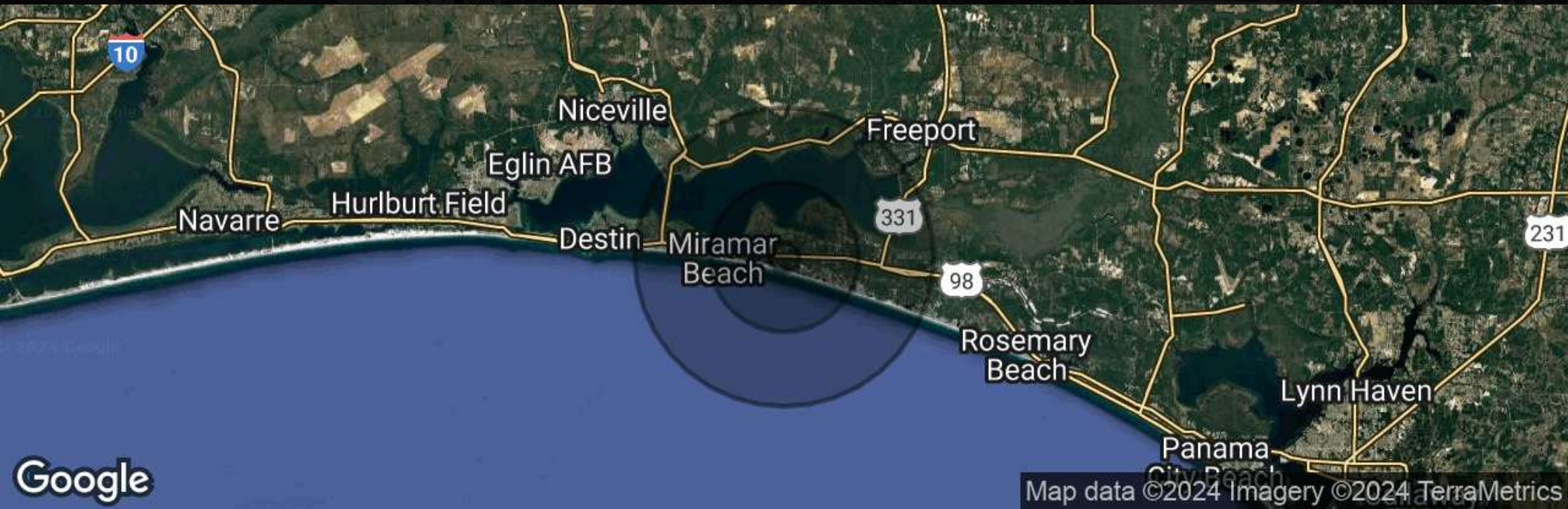
Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,346 SF
Lot Size:	1.164 Acres
Building Size:	18,485 SF
Zoning	Commercial
Property Type	Office
Traffic Count	40,500
Market	Santa Rosa Beach



6757 HWY 98, SECOND FLOOR, SANTA ROSA BEACH, FL







POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,693	17,522	39,853
Average Age	45.2	50.5	46.7
Average Age (Male)	45.0	50.0	44.8
Average Age (Female)	44.8	48.5	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	979	17,641	35,206
# of Persons per HH	1.7	1.0	1.1
Average HH Income	\$72,344	\$48,065	\$53,034
Average House Value	\$497,456	\$440,682	\$453,984

2020 American Community Survey (ACS)



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
17 W Cedar Street
Pensacola, FL 32502
850.434.3434