

BELLCORE

COMMERCIAL



SUITE D, +/- 6,000 SF RETAIL SPACE FOR LEASE

401 MARY ESTHER BLVD, MARY ESTHER, FL 32569



PROPERTY DESCRIPTION

Retail Space For Lease; the building has +/- 6,000 SF and was constructed in 1998. Formerly a Cash America Pawn, with two roll-up doors and ample parking. Co-tenants include Game Stop and Cell Phone Repair. Located at the signalized intersection of the bustling Mary Esther Blvd with a traffic count of 24,500 AADT.

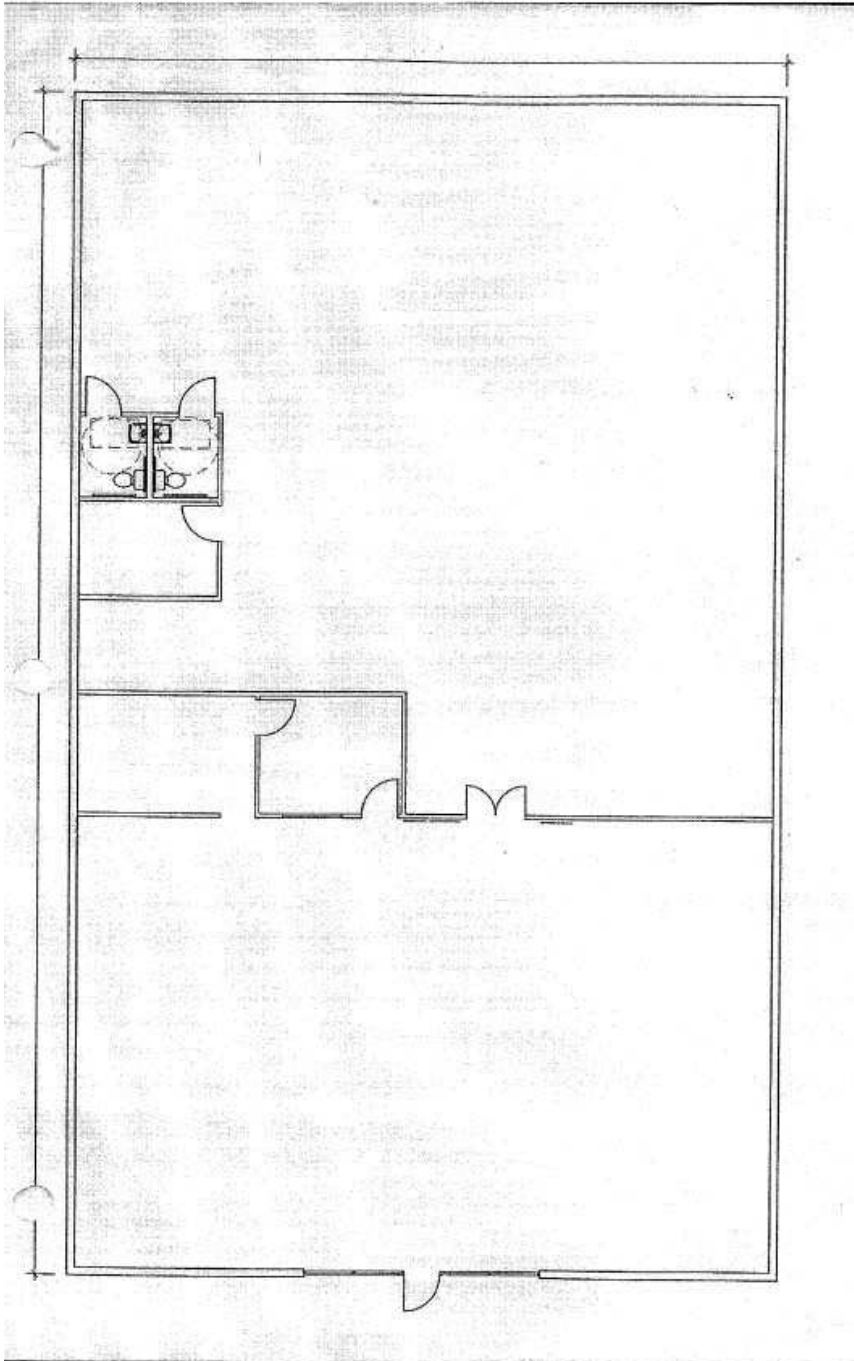
PROPERTY HIGHLIGHTS

- +/- 6,000 SF retail building
- Zoned C-2 for commercial use
- Direct visibility along Mary Esther Blvd (24,500 AADT)

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	0.76 Acres
Zoning	C-2
Property Type	Retail
Traffic Count	24,500
Market	Destin





Mary Esther Blvd 24,500 AADT





LOCATION OVERVIEW

Mary Esther, FL, is a community with a stable economy and employment base, mainly due to the presence of military personnel from Eglin Air Force Base and Hurlburt Field. The area around the property is well-developed, featuring prominent establishments such as the Santa Rosa Mall, Panera Bread, McDonald's, and Starbucks, all located on Mary Esther Cut-Off.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	621	2,005	8,597
Average Age	41	41	41
Average Age (Male)	41	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	828	3,597
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,222	\$86,748	\$83,229
Average House Value	\$254,847	\$309,010	\$343,642

Demographics data derived from AlphaMap



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