

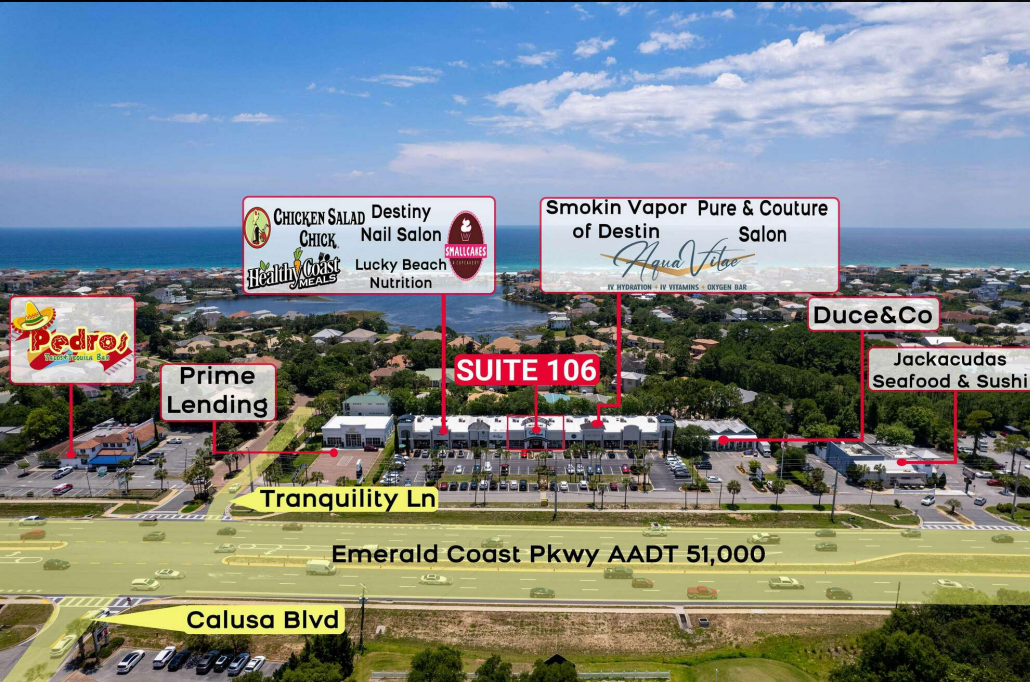
BELLCORE

COMMERCIAL



CITY MARKET BEACHSIDE

36150 EMERALD COAST PARKWAY, DESTIN, FL 32541



PROPERTY DESCRIPTION

Outstanding retail space is available in the City Market Beachside Shopping Plaza. The site was formally Coastline Kitchen & Bath and would be an ideal location for a retail user. Coming Soon +/- 3,630 SF total; these suites can be split. Suite 106, 4,100 SF, is located in the center of the shopping plaza. City Market Beachside Shopping Plaza, located along the main thoroughfare of Destin, Highway 98, experiences approximately 50,500 vehicles daily and has excellent accessibility, visibility, and exceptional tenant diversification. Each year, Destin has over 4 million visitors and has become one of the most sought-after cities in the country. The property is near Hurlburt & Eglin Air Force Base, Crystal Beach Shopping Plaza, Destin Commons, several golf courses, Emerald Coast beaches, and national retailers such as Publix, Walgreens, Walmart, Dick's Sporting Goods, The Home Depot, Lowes, Verizon, Starbucks, Big Lots, and more.

FOR LEASE | CITY MARKET BEACHSIDE

PROPERTY HIGHLIGHTS

- Exceptional accessibility and visibility from US Highway 98 (50,500 VPD)
- Located near luxury residential developments, popular tourist attractions, and recreational areas
- Nearby national retailers include Publix, Walgreens, Walmart, Dick's Sporting Goods, The Home Depot, Lowes, Verizon, Starbucks, Big Lots, and more.

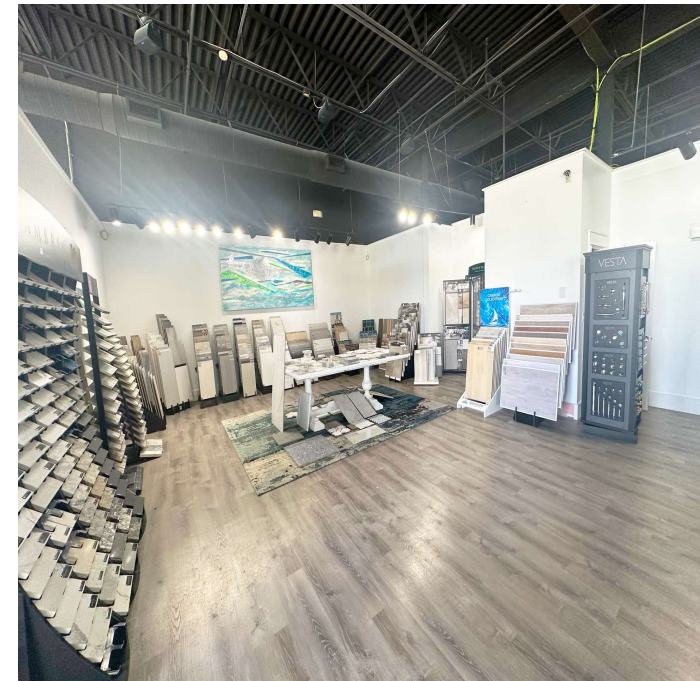
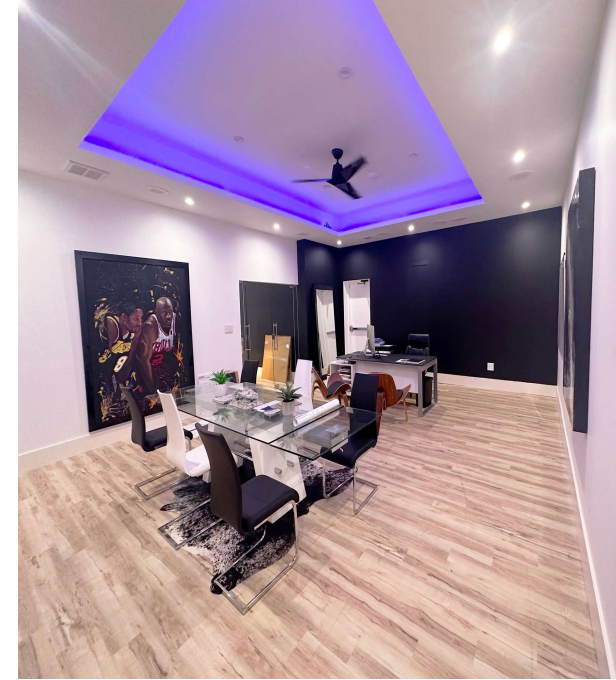
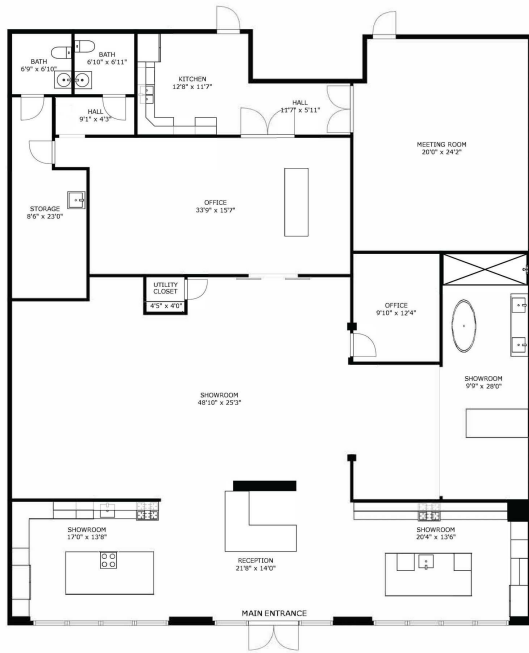
OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,370 - 4,100 SF
Lot Size:	0.25 Acres
Building Size:	30,000 SF
Zoning	Vacant COM
Property Type	Retail
Traffic Count	50,500



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106	Available	4,100 SF	NNN	\$30.00 SF/yr	4,100 sf of retail space available
Suites Coming Soon	Available	3,360 SF	NNN	\$30.00 SF/yr	Total 3,360 SF for two combined suites coming soon
Suite Coming Soon	Available	2,260 SF	NNN	\$30.00 SF/yr	2,260 SF of retail space coming soon
Suite Coming Soon	Available	1,370 SF	NNN	\$30.00 SF/yr	1,370 SF of retail space coming soon





POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,080	3,082	5,109
Average Age	40.2	40.5	41.2
Average Age (Male)	40.4	39.1	38.9
Average Age (Female)	40.6	41.4	42.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	914	2,749	4,950
# of Persons per HH	1.2	1.1	1.0
Average HH Income	\$60,724	\$54,988	\$50,985
Average House Value	\$520,564	\$520,325	\$532,045

2020 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

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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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