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MAGNOLIA PLAZA

3947 ALABAMA 59, GULF SHORES, AL 36542

HARRY BELL JR. | harry@bellcorecommercial.com

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PROPERTY SUMMARY



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PROPERTY DESCRIPTION

Located within Magnolia Plaza, this well-maintained commercial property at 3947 Alabama 59 offers a prime leasing opportunity with four units currently available, ranging from approximately 1,392 to 3,300 square feet. The property features a clean, professional exterior, ample on-site parking, and convenient access points for both customers and deliveries. Each unit offers a flexible layout suitable for retail, office, or service-based businesses, with large storefront windows that provide abundant natural light and excellent signage visibility. Designed for functionality and strong tenant presence, Magnolia Plaza delivers an adaptable and attractive setting for a variety of business needs.

PROPERTY HIGHLIGHTS

- Prominent location with high visibility
- Ample parking for customers and employees
- Versatile floor plans to suit diverse business needs
- Spacious and well-maintained interior
- Ideal for retail, office space, or other commercial uses

OFFERING SUMMARY

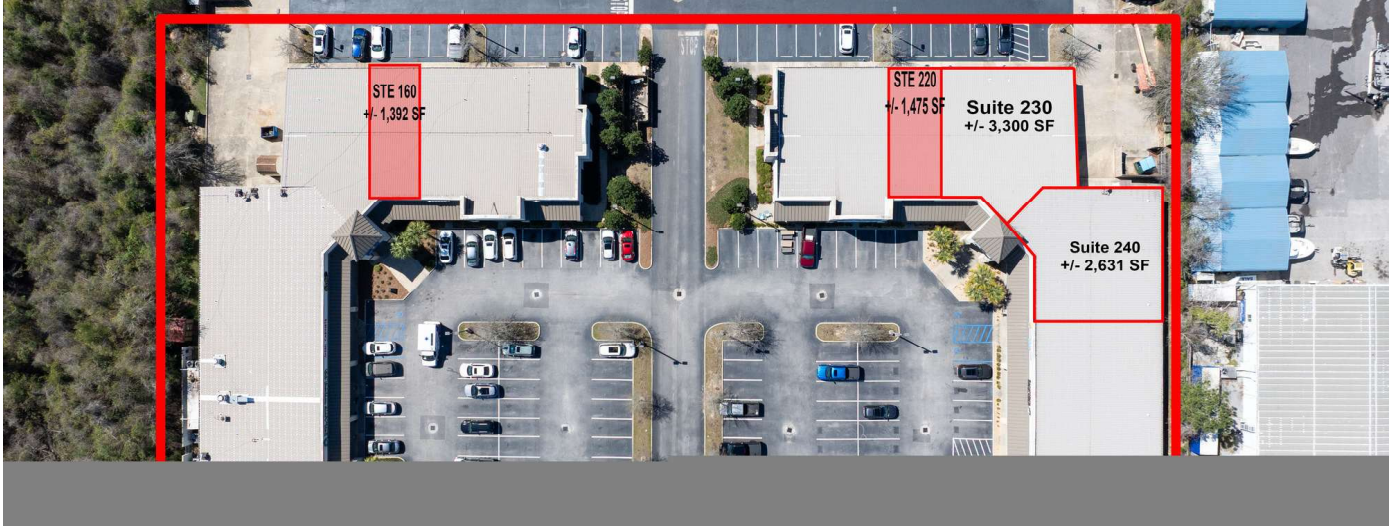
Lease Rate:	\$16 SF/yr (NNN)
Available SF:	1,392 - 3,300 SF
Building Size:	32,536 SF
Property Type	Retail
Traffic Count	42,000

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LEASE SPACES

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LEASE INFORMATION

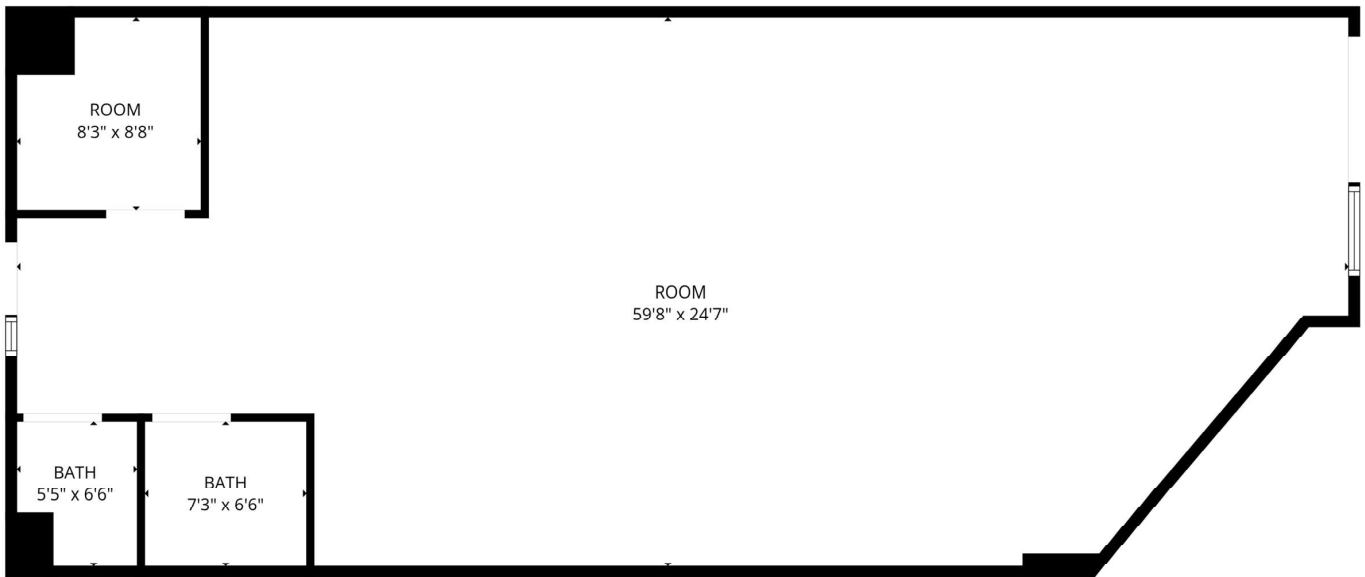
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,392 - 3,300 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	NNN EXPENSE
Suite 160	Available	1,392 SF	NNN	\$16.00 SF/yr	\$4.64 NNN
Suite 220	Available	1,475 SF	NNN	\$16.00 SF/yr	\$4.64 NNN
Suite 230	Available	3,300 SF	NNN	\$16.00 SF/yr	\$4.64 NNN
Suite 240	Available	2,631 SF	NNN	\$16.00 SF/yr	\$4.64 NNN

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

SUITE 160 PHOTOS



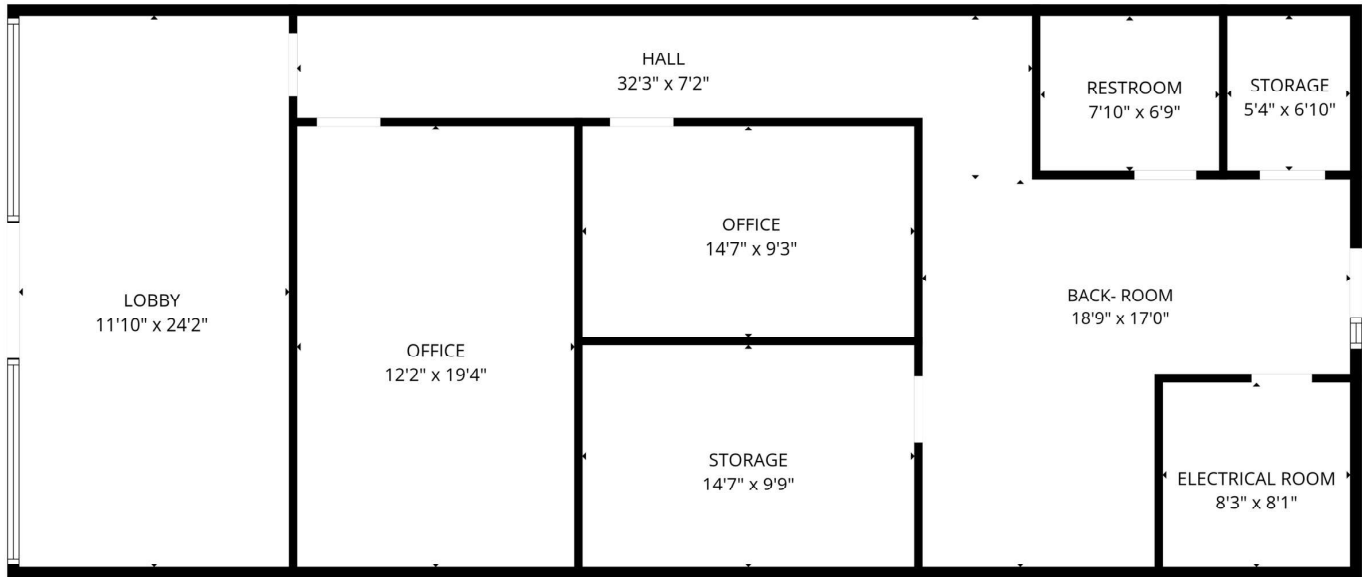
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SUITE 220 FLOOR PLAN

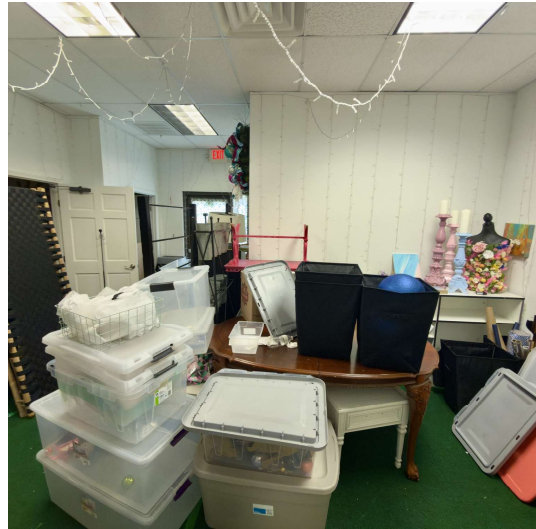
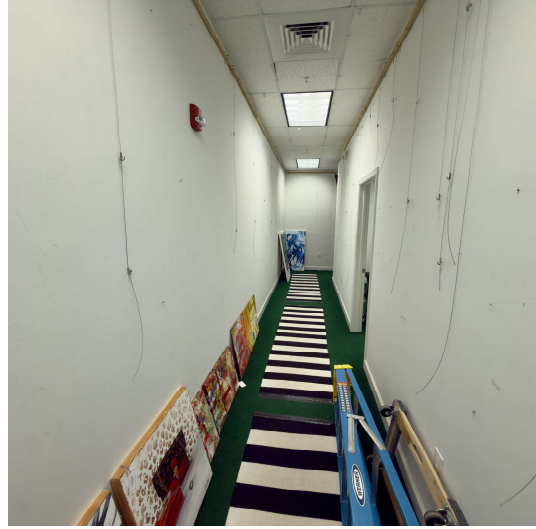


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 220 PHOTOS



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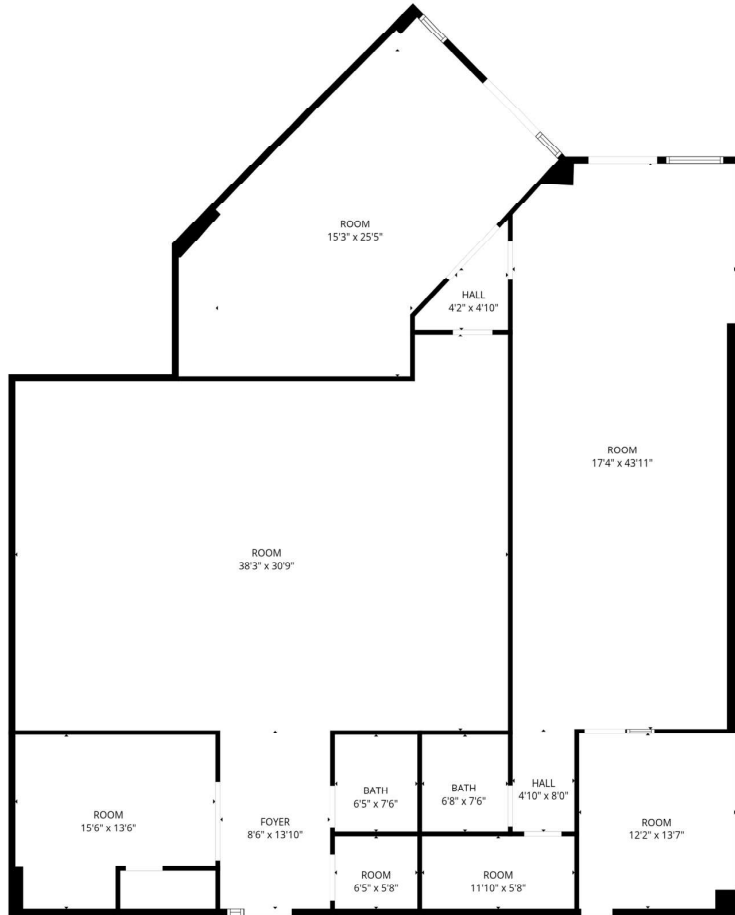
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SUITE 230 FLOOR PLAN



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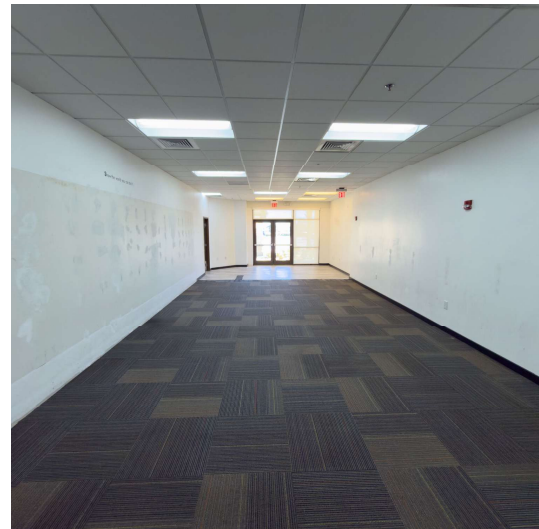
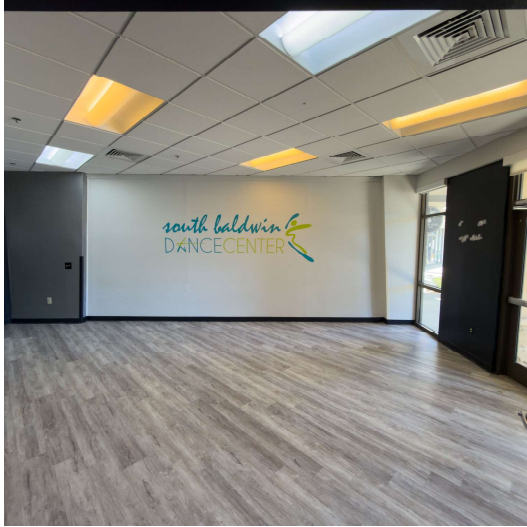


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 230 PHOTOS

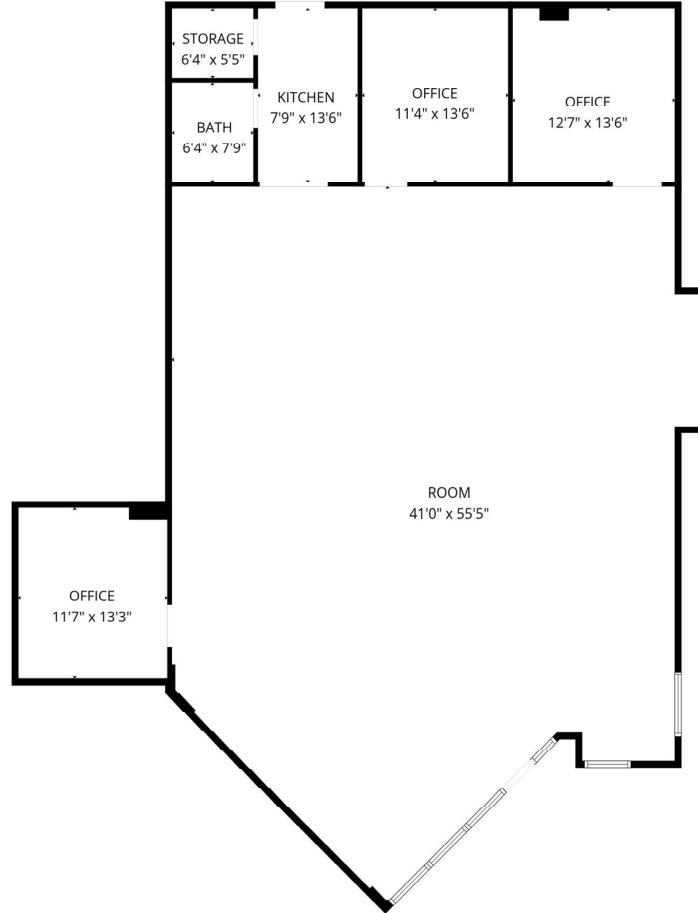


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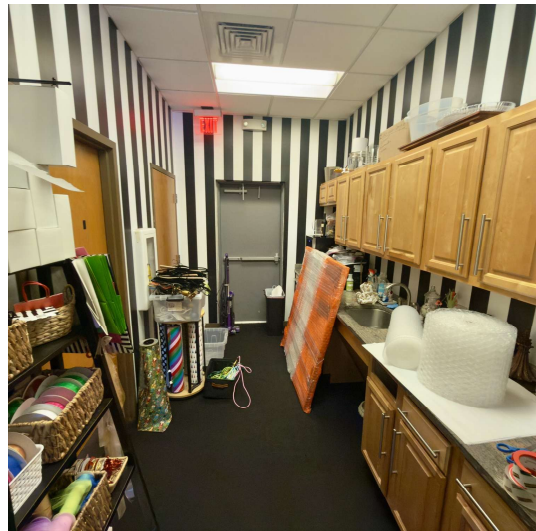


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 240 PHOTOS



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**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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