

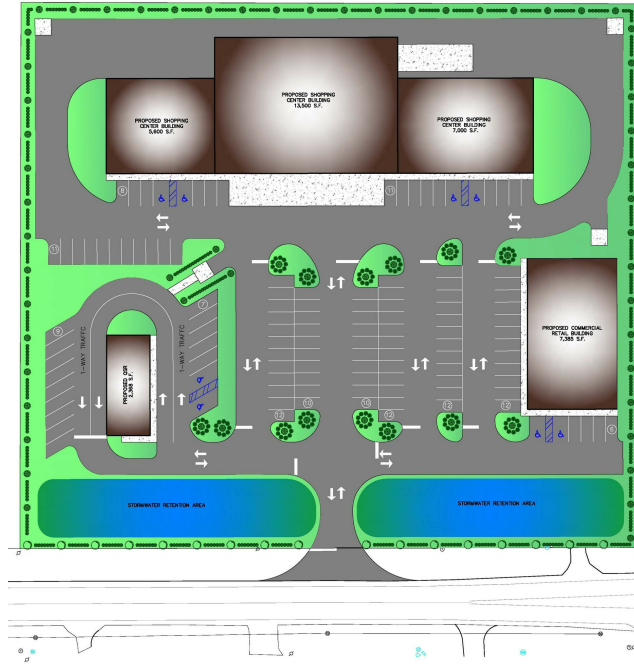
BELLCORE

COMMERCIAL



RETAIL DEVELOPMENT

24701 STATE STREET, ELBERTA, AL 36530



PROPERTY DESCRIPTION

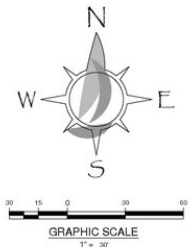
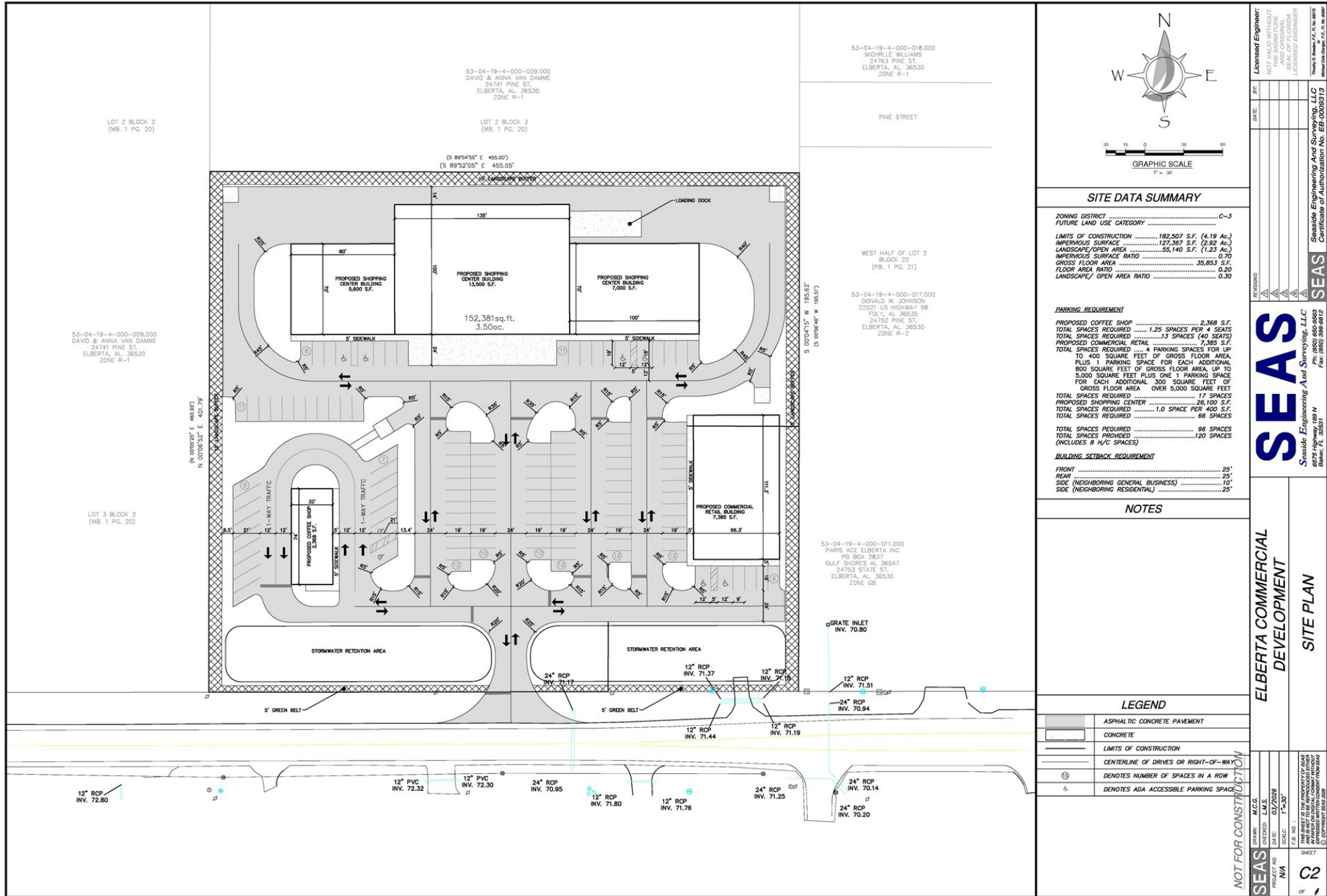
The property is planned as a modern retail shopping center designed to accommodate a diverse mix of tenants, featuring a primary multi-tenant retail building complemented by additional pad sites for flexible use. The layout incorporates multiple storefronts with strong visibility, convenient access points, and thoughtfully designed traffic flow to support customer ease and circulation. Ample on-site parking is distributed throughout the development, along with dedicated areas that can support drive-thru or quick-service concepts. The site plan emphasizes functionality and accessibility, creating an efficient, tenant-friendly environment suited for a variety of retail and service-oriented uses.

PROPERTY HIGHLIGHTS

- Prime retail leasing opportunity
- Multi-tenant retail building with flexible suite configurations
- Outparcel opportunities available
- High visibility and accessibility

OFFERING SUMMARY

Available SF:	26,100 SF
Lot Size:	3.5 Acres
Property Type	Retail
Traffic Count	12,000



SITE DATA SUMMARY

ZONING DISTRICT C-3
 FUTURE LAND USE CATEGORY

LIMITS OF CONSTRUCTION 182,507 S.F. (4.19 Ac.)
 IMPERVIOUS SURFACE 127,367 S.F. (2.92 Ac.)
 LANDSCAPE/OPEN AREA 55,140 S.F. (1.23 Ac.)
 IMPERVIOUS SURFACE RATIO 0.70
 GROSS FLOOR AREA 35,853 S.F.
 FLOOR AREA RATIO 0.20
 LANDSCAPE/ OPEN AREA RATIO 0.30

PARKING REQUIREMENT

PROPOSED COFFEE SHOP 2,368 S.F.
 TOTAL SPACES REQUIRED 1.25 SPACES PER 4 SEATS
 TOTAL SPACES PROVIDED 7,385 (40 SEATS)
 PROPOSED COMMERCIAL RETAIL 7,385 S.F.
 TOTAL SPACES REQUIRED 4 PARKING SPACES FOR UP TO 400 SQUARE FEET OF GROSS FLOOR AREA, PLUS 1 PARKING SPACE FOR EACH ADDITIONAL 800 SQUARE FEET OF GROSS FLOOR AREA, UP TO 5,000 SQUARE FEET PLUS ONE 1 PARKING SPACE FOR EACH ADDITIONAL 300 SQUARE FEET OF GROSS FLOOR AREA OVER 5,000 SQUARE FEET
 TOTAL SPACES REQUIRED 17 SPACES
 PROPOSED SHOPPING CENTER 26,100 S.F.
 TOTAL SPACES REQUIRED 1.0 SPACE PER 400 S.F.
 TOTAL SPACES PROVIDED 66 SPACES

TOTAL SPACES PROVIDED 96 SPACES
TOTAL SPACES REQUIRED 120 SPACES
 (INCLUDES 8 H/C SPACES)

BUILDING SETBACK REQUIREMENT

FRONT 25'
 REAR 25'
 SIDE (NEIGHBORING GENERAL BUSINESS) 10'
 SIDE (NEIGHBORING RESIDENTIAL) 25'

NOTES

LEGEND

	ASPHALTIC CONCRETE PAVEMENT
	CONCRETE
	LIMITS OF CONSTRUCTION
	CENTERLINE OF DRIVES OR RIGHT-OF-WAY
	DENOTES NUMBER OF SPACES IN A ROW
	DENOTES ADA ACCESSIBLE PARKING SPACE

SEAS SEAS Engineering And Surveying, LLC
 Statewide Engineering And Surveying, LLC
 Commission No. EB-020310

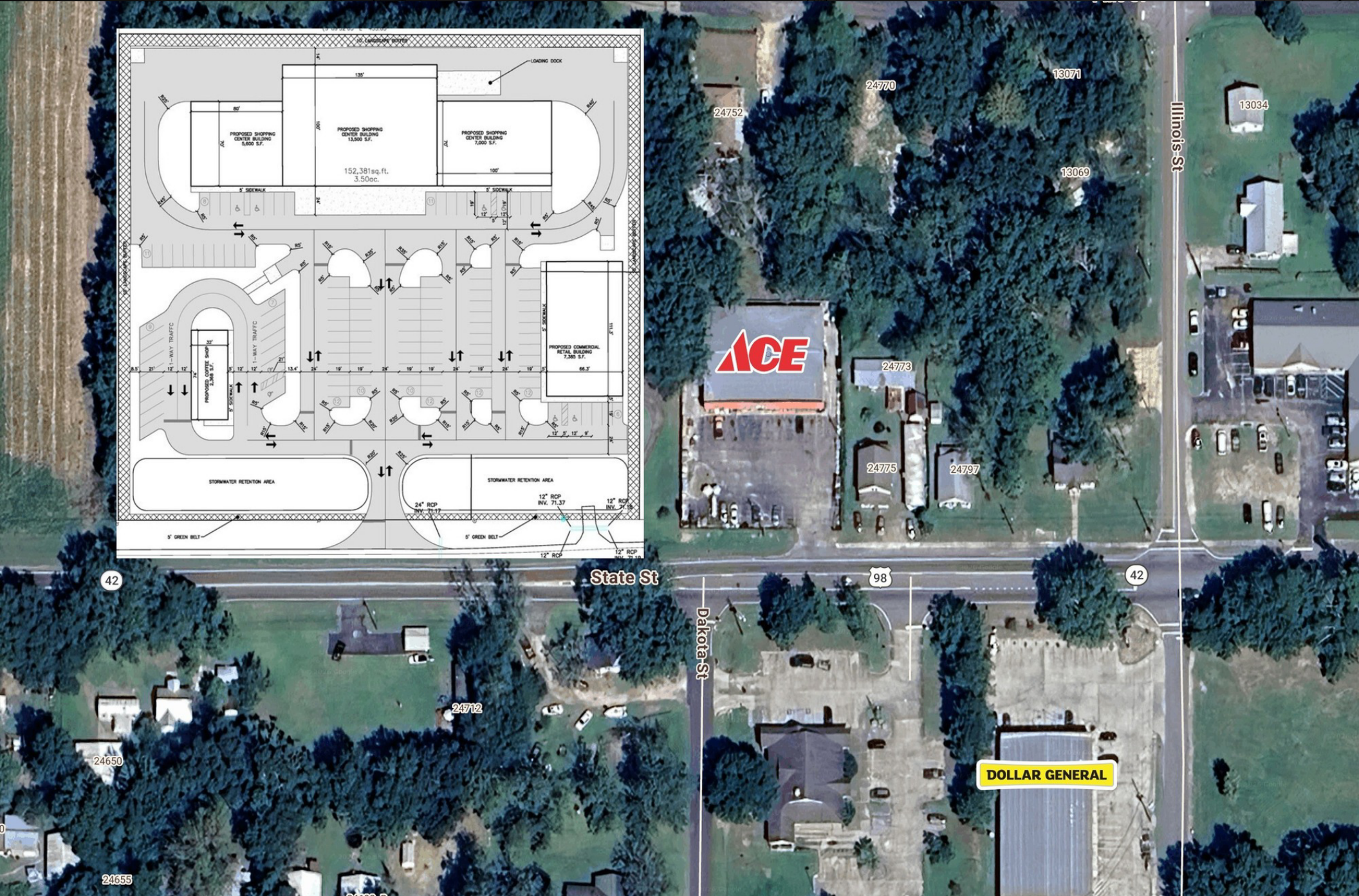
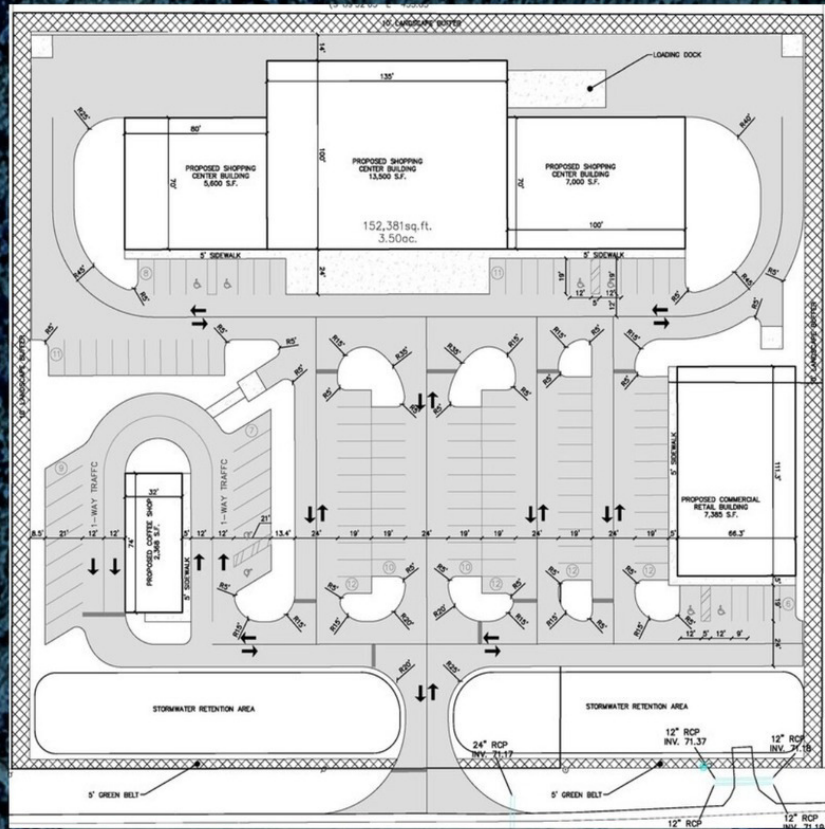
PROJECT NO. N/A
 SHEET C2

DATE: 03/20/24
 SCALE: 1"=30'

DESIGNED: L.M.S.
 CHECKED: M.C.C.

NOT FOR CONSTRUCTION

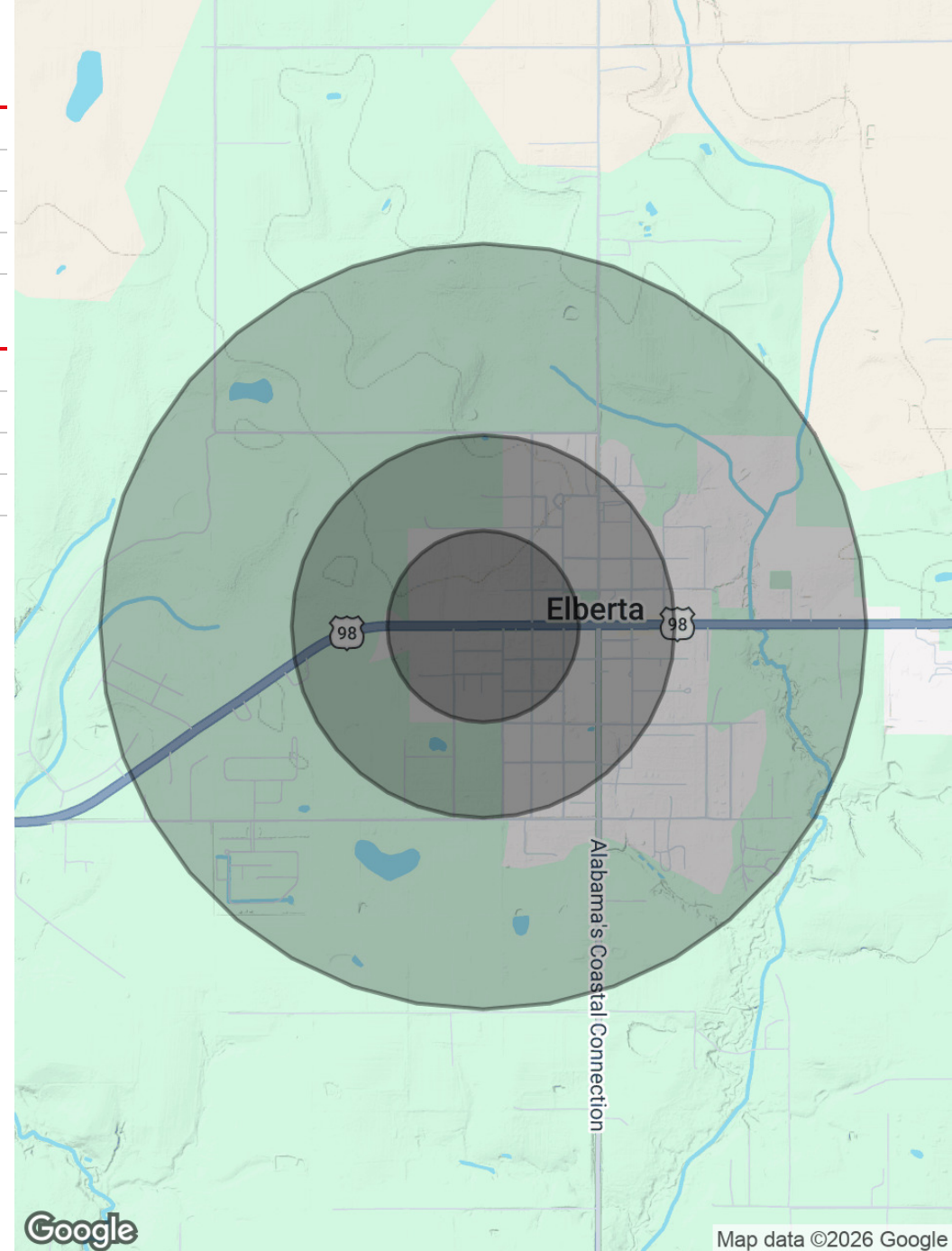
ELBERTA COMMERCIAL DEVELOPMENT
 SITE PLAN



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	23	90	349
Average Age	45.2	45.4	44.8
Average Age (Male)	45.8	46.0	45.4
Average Age (Female)	44.3	44.5	43.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	35	138
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$85,965	\$77,062	\$74,597
Average House Value	\$249,699	\$246,371	\$241,226

2023 American Community Survey (ACS)





HARRY BELL JR.

Managing Broker

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Direct: **850.977.6991** | Cell: **850.240.0527**

AL #000078384-1 // FL #BK3026917 /

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
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