

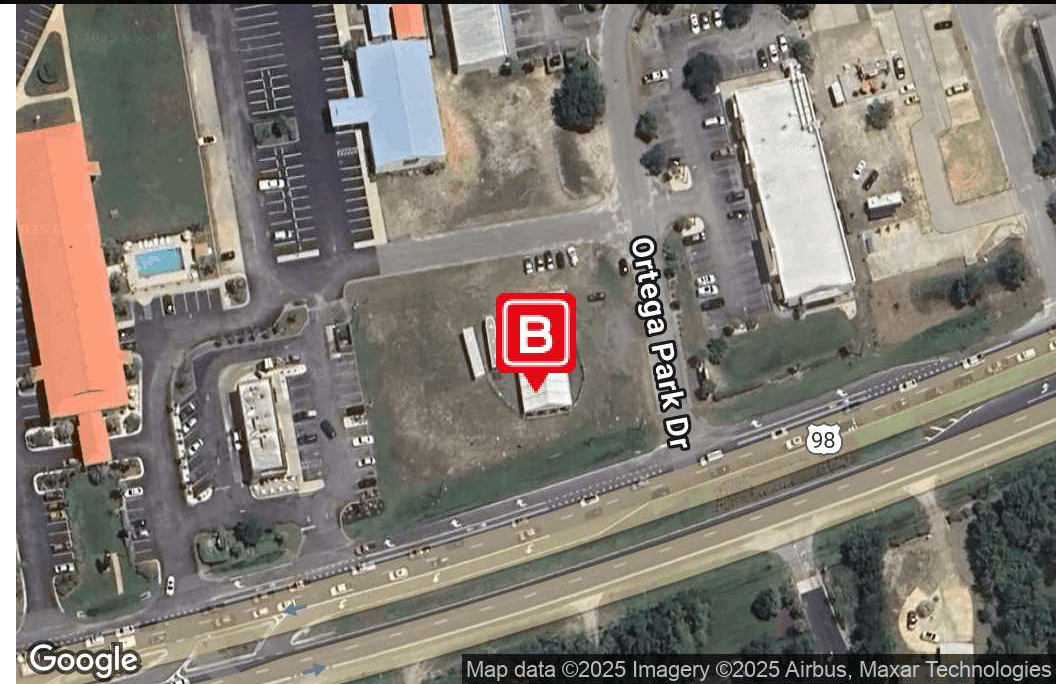
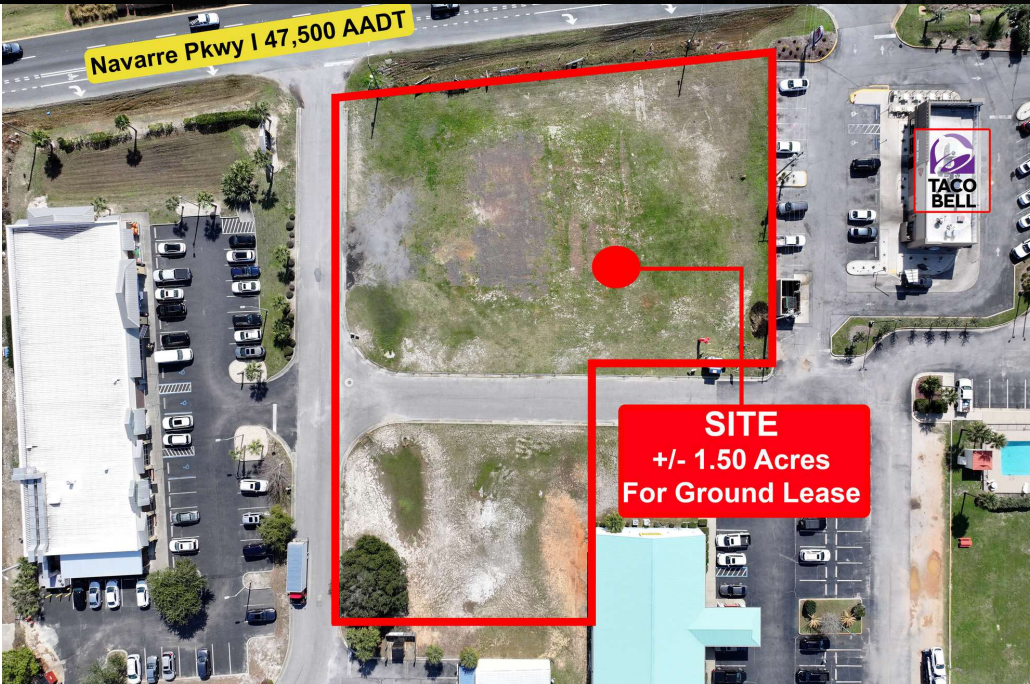
BELLCORE

COMMERCIAL



PRIME 1.5-ACRE COMMERCIAL LOT NEAR NAVARRE BEACH

0000 ORTEGA PARK DR, NAVARRE, FL 32566



PROPERTY DESCRIPTION

This cleared 1.503-acre parcel, situated merely minutes from the Navarre Bridge leading to the beach, presents a premier ground lease opportunity within a high-traffic commercial corridor. It is zoned for Highway Commercial Development (HCD), permitting a range of utilizations, including retail, dining establishments, offices, medical services, automotive services, hotels, and additional options. With its exceptional visibility and adaptable zoning regulations, this location is ideally suited for enterprises seeking to establish a foothold in a burgeoning area.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Spacious parking for customers and employees
- Strong surrounding businesses and residential community

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/yr (Ground)
Available SF:	1.5 Acres
Zoning	HCD
Property Type	Land
Traffic Count	42,500
Market	Navarre





- | | | | | | |
|---|---------------------------|------|-------------------------------|-----|----------------|
| → | Guy Wire | | Well Head | | Storm Pipe |
| ⊖ | Electric Manhole | | Satellite Dish | | Sanitary Sewer |
| ⊕ | Telephone Manhole | | Tower | | Gas Clean Out |
| ⊖ | Telephone Pedestal | | Water Valve | | Gas Valve |
| ⊕ | Electric Meter | | Fire Hydrant | | Gas Manhole |
| ⊖ | Cable Box | | Water Manhole | | Gas Meter |
| ⊕ | Air Conditioner Unit | | Backflow Preventer | | Gas Marker |
| | Mitered End Section | | Water Meter | | |
| | Electric Mutual Ownership | | Electric Transformer | | |
| | | | Indicates Handicapped Parking | | |
| N | North | " | Inches or Seconds | (R) | Record |
| S | South | Sq | Square | (M) | Measured |
| E | East | Feet | Feet | (S) | Set |
| W | West | Vol | Volume | | |
| ° | Degrees | Pg | Page | | |
| ' | Feet or Minutes | O.R. | Official Record | | |
| | | | | | |

Statement of Encroachments

THERE WERE NOT ANY APPARENT VIOLATIONS AT TIME OF SURVEY.

Items Corresponding to Schedule B

- 7 Restrictions, covenants, conditions and easements as contained in that certain instrument recorded in Official Records Book 1895, Page 187 and Official Records Book 381, Page 804, of the Public Records of Santa Rosa County, Florida. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN HEREON.**
- 8 Gulf Power Company Easement as recorded in Official Records Book 1892, Page 21, of the Public Records of Santa Rosa County, Florida. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN HEREON.**
- 9 Anything to the contrary notwithstanding, this policy does not attempt to set out in the manner in which all oil, gas and minerals, on or under the property described in Schedule "A" are now owned, and this policy does not attempt to set out in the manner in which all or under the property described in Schedule "A", nor any rights or easements in connection therewith. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER IT CONTAINS NO PLOTTABLE FEATURES.**
- 10 Restrictions, reservations, setbacks and easements, if any, as indicated and shown on that certain Plat recorded in that Book B, Page 108, of the Public Records of Santa Rosa County, Florida. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER IT CONTAINS NO PLOTTABLE FEATURES.**
- 11 Sublot East 25' per Road Right of Way recorded in Official Records Book 488, at Page 1366, of the Public Records of Santa Rosa County, Florida. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN HEREON.**

Miscellaneous Notes

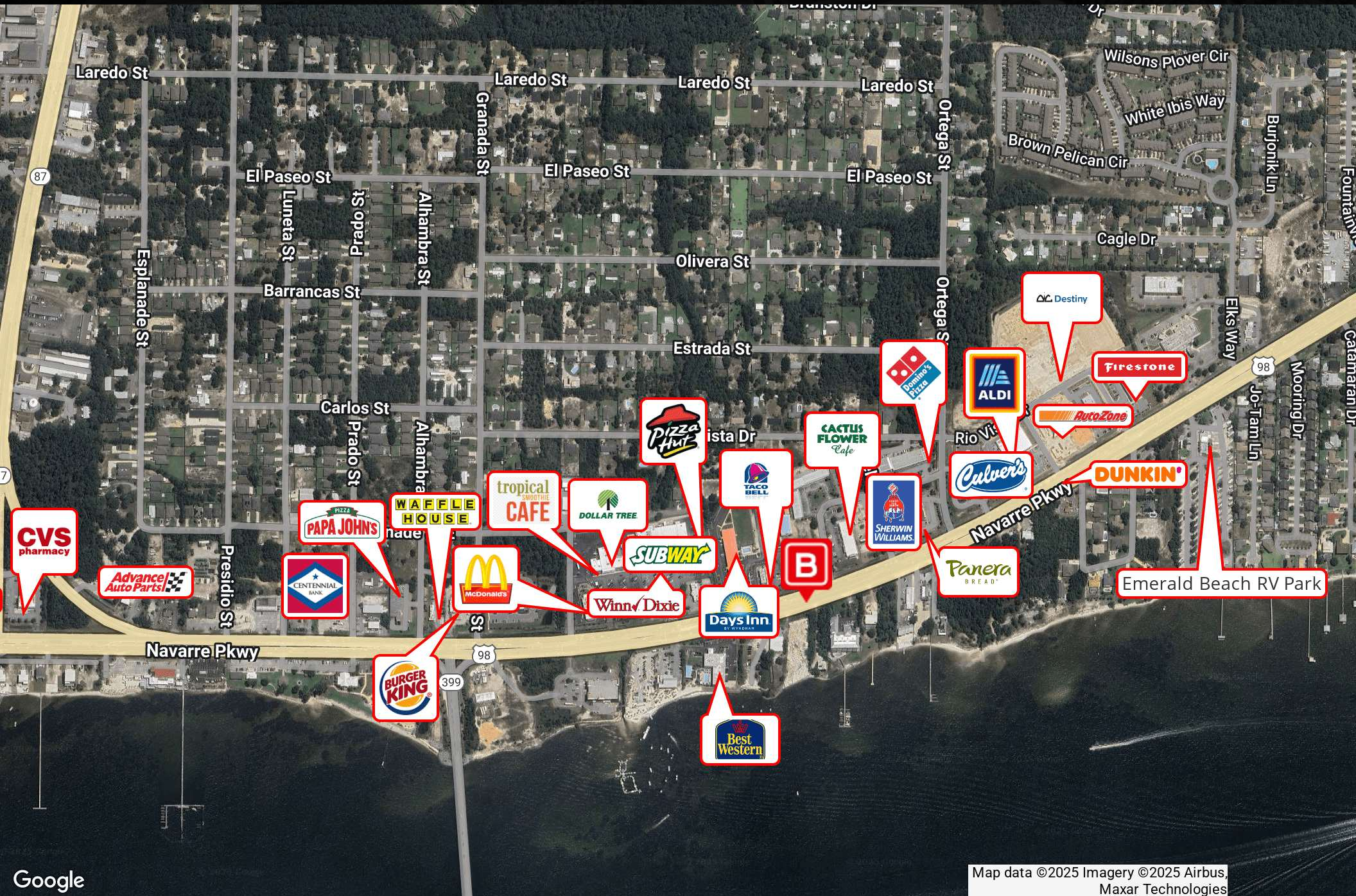
- Some features shown on this plat may be shown out of scale for clarity.
- MN1** Bearings shown hereon are based on the Eastern line of the Subject property. A bearing of S10°53'3"E was used.
- MN2** At the time of survey, there was no observable evidence of each mining work, building construction, building additions.
- MN3** At the time of survey, there was no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- MN4** At the time of survey, there was no observable evidence of site use as a solid waste dump, pump, sanitary landfill, burial ground or cemetery.
- MN5** The location of utilities shown hereon is from observed above ground appurtenances only. The surveyor was provided with underground plans or surface ground markings to determine the location of any subterranean use.
- MN6** Only above ground appurtenances and visible utilities were located. No underground improvements, such as foundations and/or utilities were located.
- MN7**
- The exhibit represents a photocopy of a 1:625 ratio (1/320 contour) field map on file*

LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	1.5 Acres	Lease Rate:	\$2.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
TBD Ortega Park Dr	Available	1.5 Acres	Ground Lease	\$2.50 SF/yr



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies





POPULATION

	1.5 MILES	3 MILES	5 MILES
Total Population	8,683	25,265	45,096
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	1.5 MILES	3 MILES	5 MILES
Total Households	3,142	9,446	16,733
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$128,377	\$120,672	\$121,594
Average House Value	\$392,540	\$384,090	\$397,729

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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