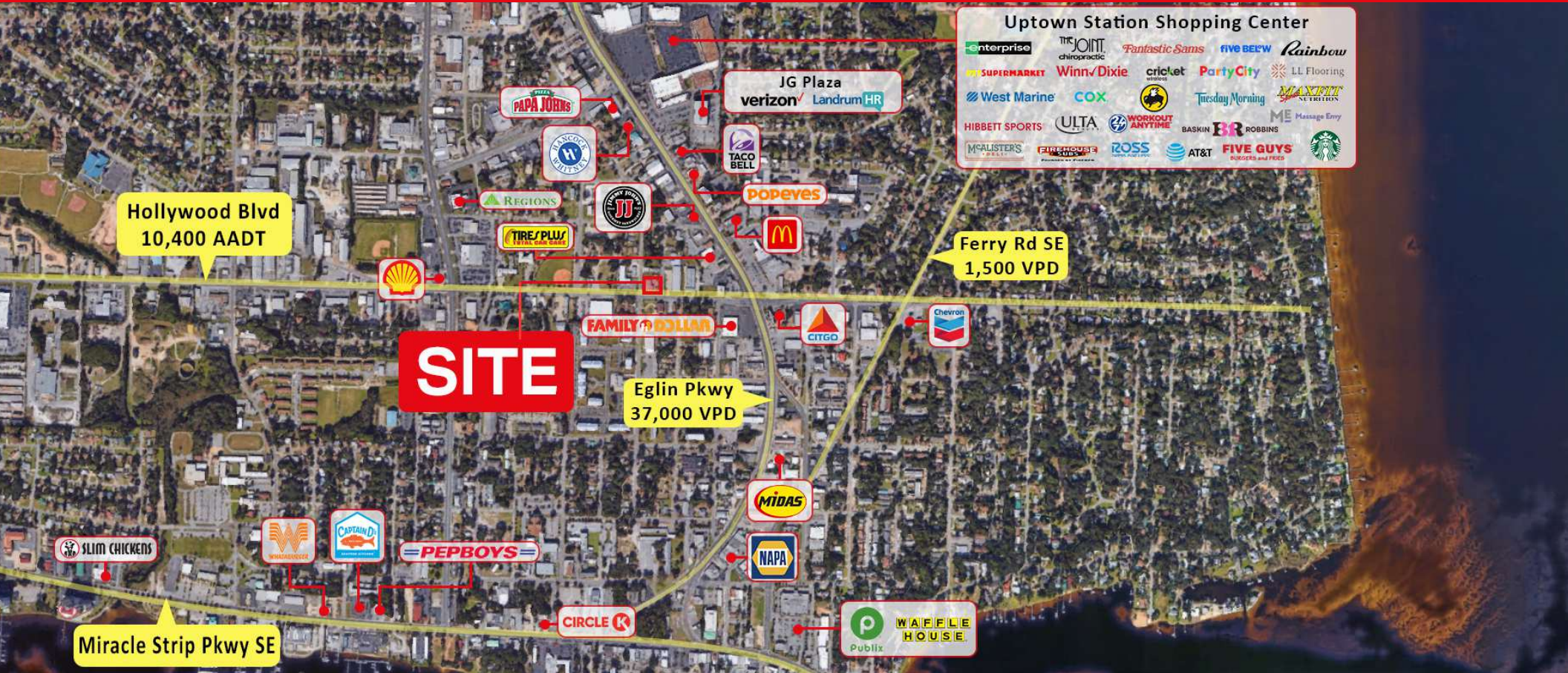


BELLCORE COMMERCIAL



INVESTMENT SAFELITE AUTOGLASS FOR SALE

123 HOLLYWOOD BLVD NE, FORT WALTON BEACH, FL 32548



PROPERTY DESCRIPTION

+/- 0.582 acres, featuring a standalone building currently under an NNN lease. Safelite has a 3% annual rent increase and has invested approximately \$800,000 in improvements to the building. Situated near the core retail trade area, the property boasts convenient access to Eglin Pkwy SE, with a traffic volume of 37,000 AADT. Safelite AutoGlass currently occupies the single-tenant building, ensuring a stable lease arrangement. The surrounding area is populated by well-known retailers and restaurants, including Party City, CVS, Dollar Tree, Ulta Beauty, Family Dollar, Waffle House, McDonald's, Chick-fil-A, Five Guys, and more.

PROPERTY HIGHLIGHTS

- Direct visibility from Hollywood Blvd
- Investment property
- Tenant recently invested \$800K into the building
- Zoned: GC Commercial

OFFERING SUMMARY

Sale Price:	\$2,869,111.68
Lot Size:	0.582 Acres
Building Size:	6,334 SF
NOI:	\$179,319.48
Cap Rate:	6.25%
Zoning	CG Commercial
Property Type	Retail
Traffic Count	37,000

SAFELITE AUTOGLASS LEASE INFORMATION

PURCHASE PRICE:	\$2,869,111.68
CAP RATE:	6.25%
TENANT TRADE NAME:	SAFELITE AUTOGLASS
LEASE TYPE:	NNN
LEASE COMMENCEMENT:	04/26/2023
TERM LEASE EXPIRATION:	4/26/2030
EXTENSION OPTIONS:	1 FIVE-YEAR OPTION
ANNUAL RENT:	\$179,319.48
ANNUAL RENT INCREASES:	3%
GROSS LEASABLE AREA:	6,334 SF
LAND SIZE:	0.582 ACRES
FRONTAGE:	100 FT
DEPTH:	160 FT
YEAR BUILT:	2006
ZONED:	CG COMMERCIAL
APN:	13-2S-24-2030-0002-00K0
HVAC:	REPLACED 2023
REMODELED:	2023
ROOF:	METAL
PROPERTY TAXES:	TENANT RESPONSIBLE
INSURANCE:	TENANT RESPONSIBLE
MAINTENANCE:	TENANT RESPONSIBLE
ROOF & STRUCTURE:	LANDLORD RESPONSIBLE
COUNTY:	OKALOOSA
HOLLYWOOD BLVD TRAFFIC COUNT:	10,400 AADT
EGLIN PKWY SE TRAFFIC COUNT:	37,000 AADT
BEAL PKWY SE TRAFFIC COUNT:	14,400 AADT

SAFELITE AUTOGLASS BIO

Safelite Group, Inc, is an American company based in Columbus, Ohio, that specializes in vehicle glass repair, replacement, and calibration. The company was founded in 1947 by Bud Glassman and Art Lankin in Wichita, Kansas. Safelite has expanded its services over the years, including Safelite Solutions, which provides third-party claims management for major insurance and fleet companies, and Service AutoGlass, a national provider of wholesale vehicle glass products and installation tools.

In 2007, Safelite was acquired by Belron, the world's largest vehicle glass company, operating in over 32 countries. Thomas Feeney served as the president and CEO from 2008 until lat 2021 when Renee Cachillo took over as the President and CEO. Thomas Feeney transitioned to a leadership role in Berlon North America.



OKALOOSA COUNTY CG COMMERCIAL ZONING

The commercial zoning district is established to provide for:

Offices

A wide range of retail uses

Large scale discount centers

Personal service uses

Day care

Light repair (such as small appliances, small equipment, jewelry, shoes, computers and small electronic equipment, etc.)

Entertainment & hospitality uses

Lodging facilities,

Medical facilities & uses

Commercial or trade schools

Civic or cultural uses

Vehicle sales & rentals

Vehicle repair

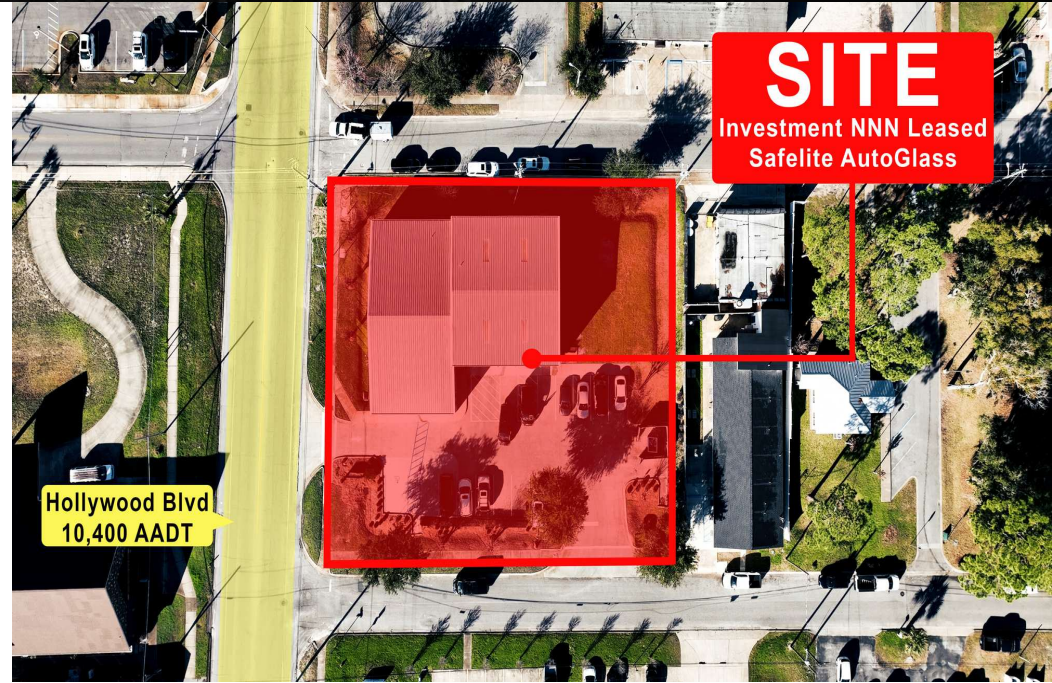
Commercial parking in lots or structures

Parks & recreation

Accessory uses and structures include parking lots and structures, plazas, courtyards, transit stops, and may include employee support facilities such as fitness centers, day care centers, or cafeterias.

Prohibited uses include manufacturing, distribution centers, or similar industrial activities.

Residential uses are prohibited, except that one (1) onsite caretaker dwelling may be permissible.



**123 HOLLYWOOD BLVD,
FT. WALTON BEACH, FL
10-MINUTE DRIVE TIME MAP**



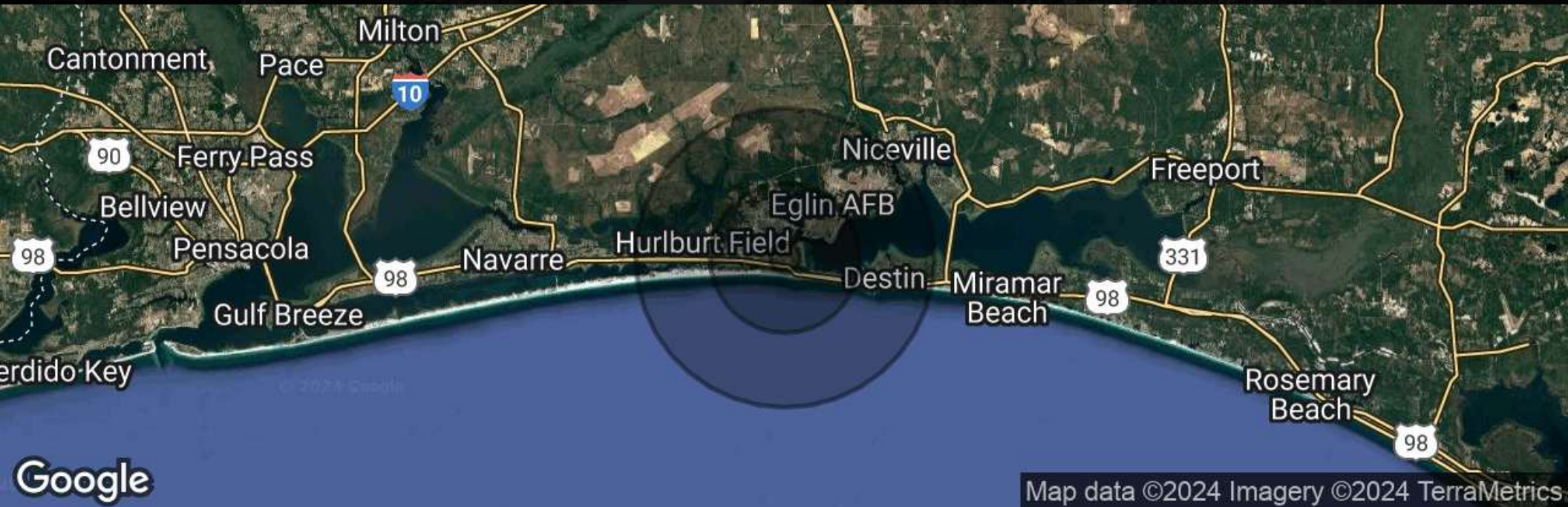


LOCATION OVERVIEW

Fort Walton Beach, strategically situated between Pensacola and Panama City, boasts a trade area primarily influenced by military personnel from Eglin Air Force Base and Hurlburt Field. Covering over 463,000 acres, Eglin Air Force Base employs over 8,500 military and around 4,500 civilians, while Hurlburt Field hosts 10,782 active-duty military personnel and 1,316 civilian employees, establishing a robust and stable employment base.

The Fort Walton Beach MSA has experienced growth through new projects and infrastructure improvements, attracting private development that, in turn, generates employment opportunities and contributes to a thriving local economy. Northwest Florida College, coupled with the presence of the most extensive U.S. Air Force base globally, further enhances the area's appeal. The combination of a stable economy, a strong tourism market, low state taxes, highly rated school systems, and picturesque beaches has positioned Okaloosa County, Florida, as a highly sought-after MSA for residents and tourists alike.

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



Map data ©2024 Imagery ©2024 TerraMetrics

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,844	73,187	104,900
Average Age	38.2	39.8	39.1
Average Age (Male)	33.0	37.4	37.3
Average Age (Female)	42.5	41.9	40.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,038	34,832	54,997
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$58,997	\$66,514	\$63,456
Average House Value	\$151,287	\$212,534	\$237,063

2020 American Community Survey (ACS)



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