

BELLCORE

COMMERCIAL



UPTOWN STATION - 99 EGLIN PKWY, FT. WALTON BEACH, FL

99 EGLIN PARKWAY, FORT WALTON BEACH, FL 32548



PROPERTY DESCRIPTION

Prime retail and office space available at the 300,000 SF Uptown Station Shopping Center. Uptown Station is the premiere retail shopping destination in the Mary Esther/Fort Walton Beach markets. The power center is centrally located on Eglin Pkwy in Fort Walton Beach. The property has excellent visibility and exposure on the main arterial in Fort Walton Beach, Eglin Pkwy, which experiences over 40,000 vehicles per day. Fort Walton Beach is a popular tourist destination and home to Eglin Air Force Base. Excellent co-tenant mix; tenants include Ross Dress For Less, Ulta, Five Below, West Marine, Aldi, Buffalo Wild Wings, Five Guys, Starbucks, Firehouse Subs, and many more.

PROPERTY HIGHLIGHTS

- Highly desirable retail or office space located in the desirable Uptown Station Power Center
- Excellent co-tenant mix with tenants Ross, Aldi, Five Below, Ulta, Buffalo Wild Wings, Starbucks
- Excellent visibility and exposure on the highly trafficked Eglin Pkwy (40,000 AADT)

OFFERING SUMMARY

Lease Rate:	\$12.00 - 29.50 SF/yr (NNN)
Available SF:	1,041 - 23,959 SF
Building Size:	300,000 SF
Zoning	COM
Property Type	Retail Power Center
Traffic Count	40,000
Market	Fort Walton Beach

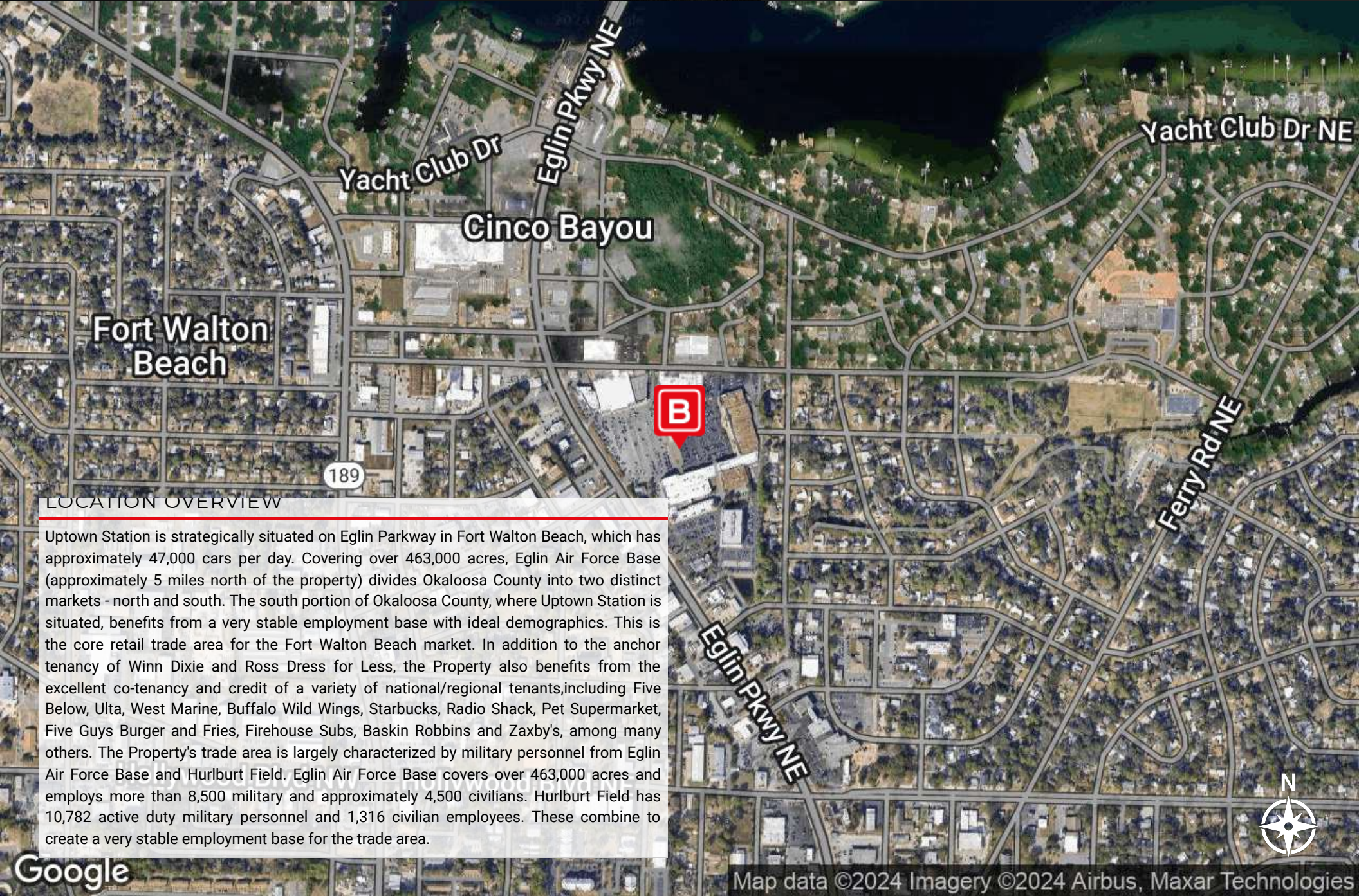


Other major onsite retailers:



UNIT	TENANT	SF
001	Ross Dress for Less	25,600
001B/C	Ulta Beauty	10,383
001D	Five Below	10,513
001F (NL)	AVAILABLE	2,144
002	The Anchor Church	11,600
003A	Buffalo Wild Wings	6,000
003B	AVAILABLE	8,210
004	Party City	11,990
005A	AVAILABLE	2,750
005B	Massage Envy Spa	4,014
005C (NL)	AVAILABLE	800
006A/6B	Buddy's Home Furnishings	8,170
006C/7	Kim's Korean Restaurant	4,500
006D (NL)	AVAILABLE	64
008	The Peach Cobbler Factory	2,540
009	Property Manager's Office	1,520
010	1Shot Creations	2,283
011	AVAILABLE	1,428
012	AVAILABLE	1,200
013/14	Suite Lyfe Event Center	2,400
015/16	Maxfit Sports Nutrition	2,400
017/18 & 22	Lumber Liquidators	8,094
019/20	Beautiful Nails	2,400
021	Cox Communications	2,895
022A	AVAILABLE	4,306
022B	Tokyo Chinese & Japanese Express	1,180
022C	Fantastic Sam's	985
023/24 & 27	McAlister's Deli	3,950
025	Tuscany Salon	900
026	Enterprise Rent-A-Car	1,350
028	Advantage Dental Oral Health Center	5,600
028A	Workout Anytime	7,983
032A/33	Pet Supermarket	8,250
032B	AVAILABLE	6,000
034	Thai Ramen Restaurant	2,445
036	Winn-Dixie	48,106
037	The Joint Chiropractic	3,738
038/39	The Craft Bar	4,889
042	Mary's Kitchen	3,264
043/45	West Marine	14,287
091EG	Baskin Robbins	1,464
095EG	Starbucks	1,750
113	Total Laundry Services of FWB	1,044
114	Bippy's by the Beach	1,041
115	Five Guys Burgers and Fries	2,715
115A	Fort Walton Qwik Pack	856
116	THP Barber	1,000
117	Tips & Toes Spa	1,000
118/119	AT&T	2,200
120	Vapor Planet	1,200
121	Firehouse Subs	1,800
122	Premier Martial Arts	1,800
124-126	Clemenza's at Uptown	3,615
CABLE	Granite Telecommunications	Outparcel
TOTAL		272,616

LEASING CONTACT harry@bellcorecommercial.com
Harry Bell Jr. 850.966.9771



LOCATION OVERVIEW

Uptown Station is strategically situated on Eglin Parkway in Fort Walton Beach, which has approximately 47,000 cars per day. Covering over 463,000 acres, Eglin Air Force Base (approximately 5 miles north of the property) divides Okaloosa County into two distinct markets - north and south. The south portion of Okaloosa County, where Uptown Station is situated, benefits from a very stable employment base with ideal demographics. This is the core retail trade area for the Fort Walton Beach market. In addition to the anchor tenancy of Winn Dixie and Ross Dress for Less, the Property also benefits from the excellent co-tenancy and credit of a variety of national/regional tenants, including Five Below, Ulta, West Marine, Buffalo Wild Wings, Starbucks, Radio Shack, Pet Supermarket, Five Guys Burger and Fries, Firehouse Subs, Baskin Robbins and Zaxby's, among many others. The Property's trade area is largely characterized by military personnel from Eglin Air Force Base and Hurlburt Field. Eglin Air Force Base covers over 463,000 acres and employs more than 8,500 military and approximately 4,500 civilians. Hurlburt Field has 10,782 active duty military personnel and 1,316 civilian employees. These combine to create a very stable employment base for the trade area.

Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies





Map data ©2024 Imagery ©2024 TerraMetrics

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,270	46,337	74,154
Average Age	39.7	38.3	38.2
Average Age (Male)	39.4	37.1	36.6
Average Age (Female)	40.4	39.9	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,255	21,718	30,079
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$58,652	\$62,381	\$64,429
Average House Value	\$238,382	\$245,625	\$258,862

* Demographic data derived from 2020 ACS - US Census

**HARRY BELL JR.**

harry@bellcorecommercial.com
Direct: 850.977.6991

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.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434