

BELLCORE

COMMERCIAL



BELTWAY SHOPPING CENTER SUITE I AVAILABLE

109 RACETRACK RD NE, FORT WALTON BEACH, FL 32547



PROPERTY DESCRIPTION

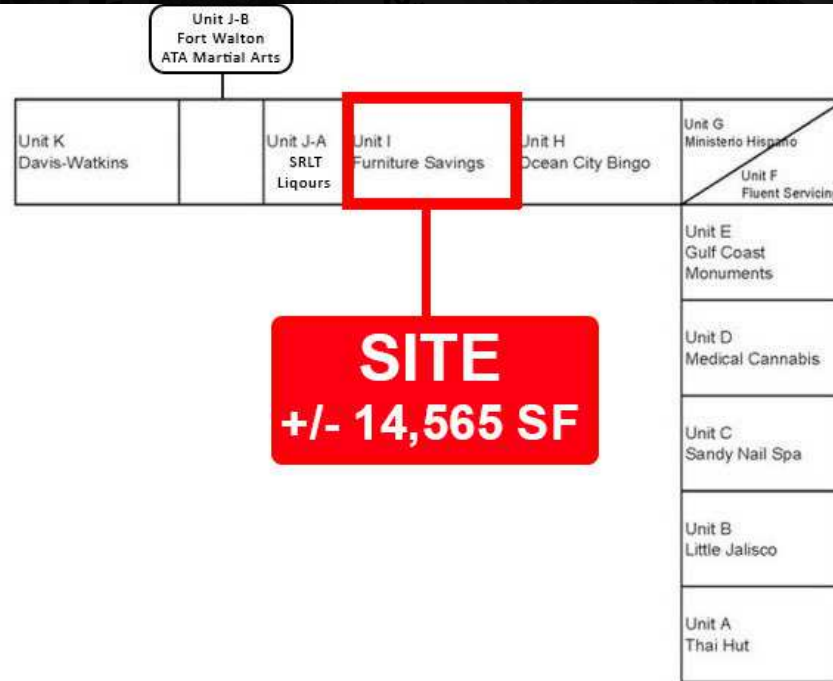
Located in the heart of Fort Walton Beach, this 14,565 SF space at Beltway Plaza offers exceptional visibility along Racetrack Rd. and is ideal for retail or office use. The space is available under a triple net lease and can be divided into two units, with a minimum of 1,900 SF. The property features a 10-foot acoustical ceiling, with the availability of reaching 14 feet. With separate entrances for each unit, tenants can enjoy ample parking, prominent signage opportunities, and high-traffic exposure in a well-established commercial corridor. The diverse tenant mix includes a Thai restaurant, nail salon, CBD store, bingo hall, café, and professional offices.

PROPERTY HIGHLIGHTS

- 14,565 SF divisible space (minimum 1,900 SF per unit)
- 10-foot acoustical ceiling, with 14-foot clear height available.
- Ample parking and prominent signage opportunities

OFFERING SUMMARY

Price:	\$12.00 PSF/Yr NNN
Available SF:	1,900 - 14,565 SF
Lot Size:	4.05 Acres
Building Size:	62,504 SF
Zoning	SH CTR COMM
Property Type	Shopping Center
Traffic Count	28,000

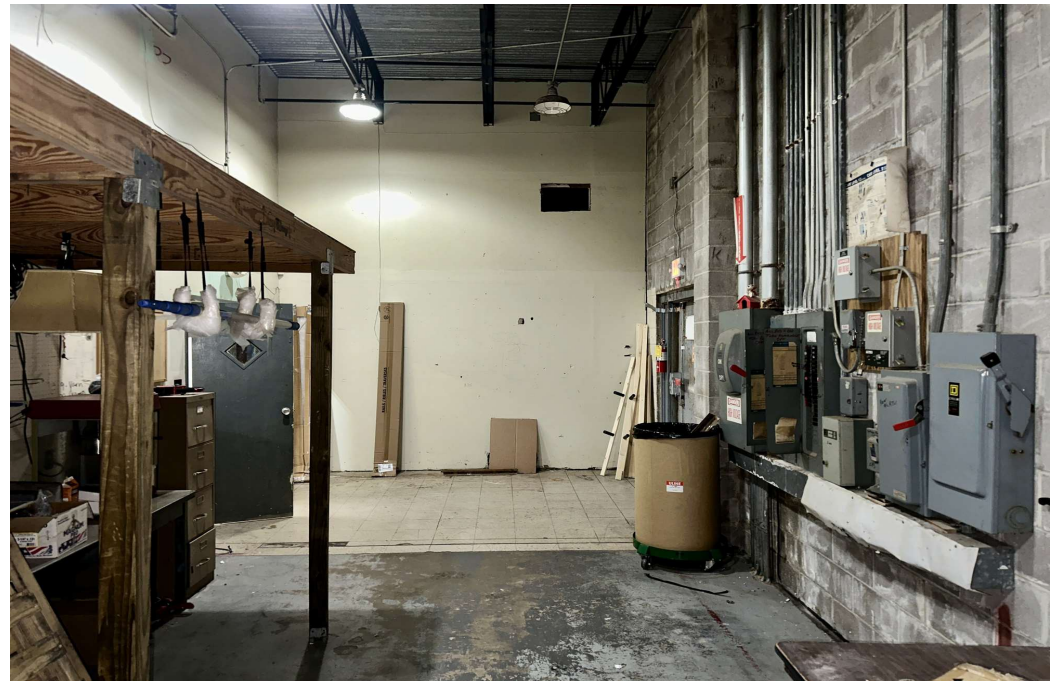


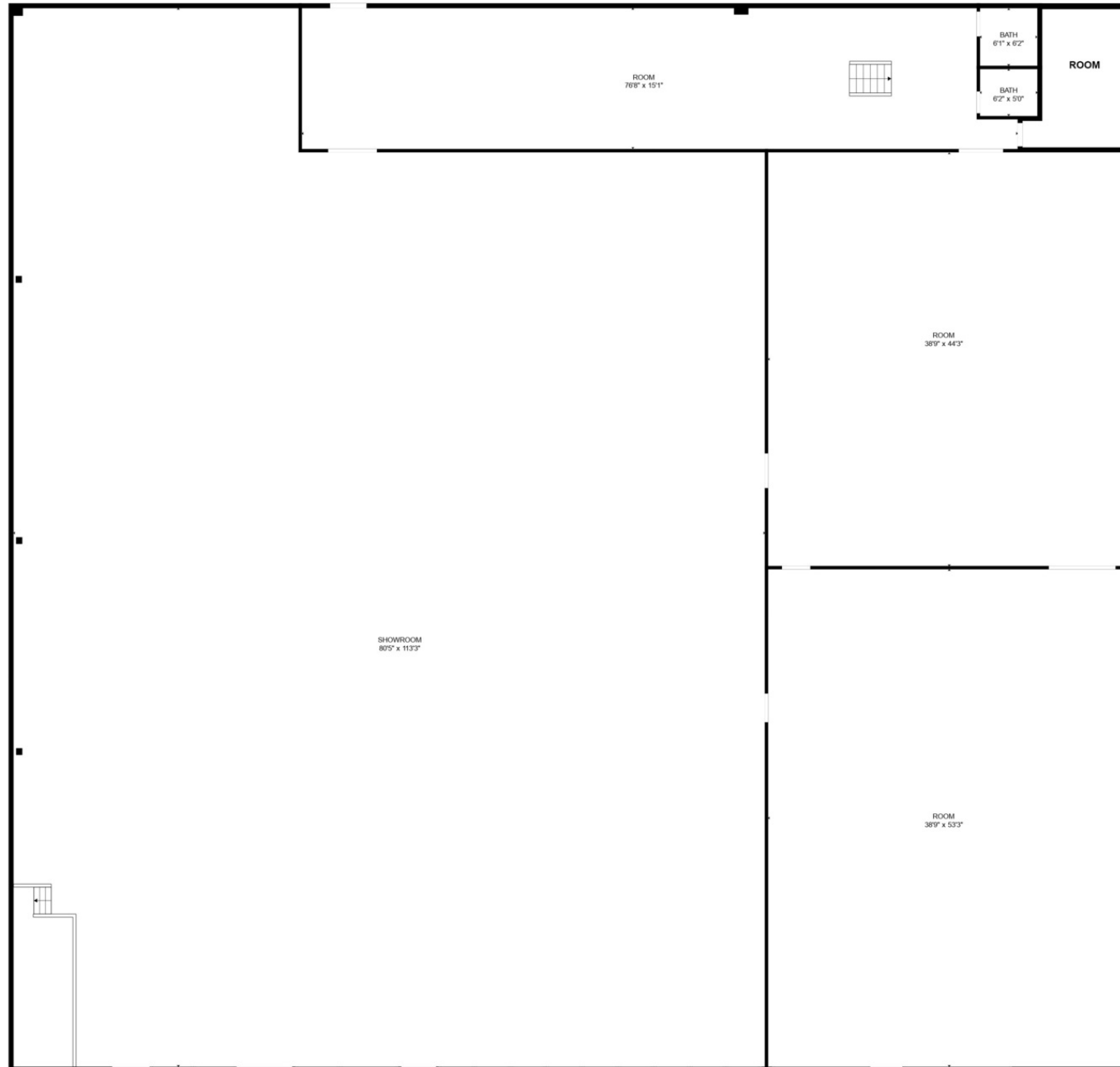
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,900 - 14,565 SF	Lease Rate:	\$12.00 SF/yr

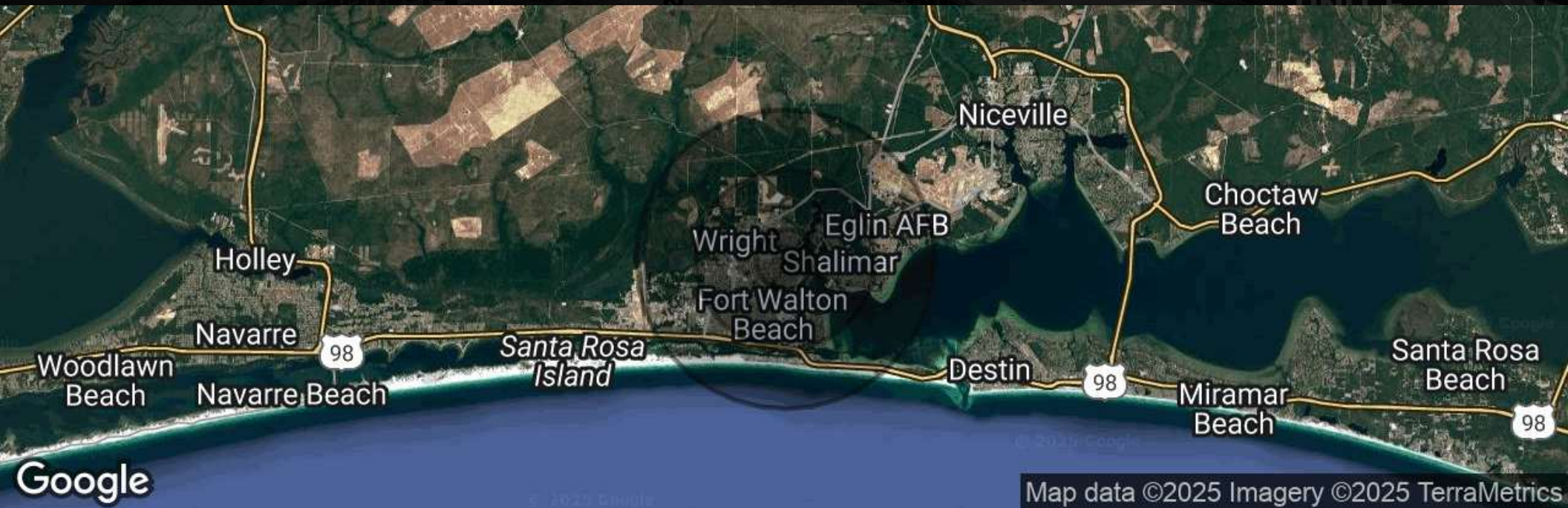
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite I	Available	1,900 - 14,565 SF	NNN	\$12.00 SF/yr	Former Furniture Savings









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,900	50,270	72,810
Average Age	36.4	38.6	37.8
Average Age (Male)	34.7	37.3	36.3
Average Age (Female)	39.2	40.3	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,807	21,394	30,589
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$61,928	\$64,689	\$64,074
Average House Value	\$198,277	\$253,428	\$258,104

2020 American Community Survey (ACS)

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

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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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