

BELLCORE

COMMERCIAL



FREEPORT RETAIL SPACE COMING SOON

US HIGHWAY 331, FREEPORT, FL 32439



PROPERTY DESCRIPTION

Center retail space available for lease, ground lease, or build-to-suit in Freeport, FL. Strategically positioned between Verizon and Dunkin', this highly visible site offers exceptional frontage and access along US-331, a major north-south corridor with approximately 25,000 vehicles per day.

US-331 spans over 150 miles, connecting the high-growth coastal markets of Santa Rosa Beach to Montgomery, AL, making this location a key retail and commuter thoroughfare. The property benefits from strong co-tenancy and established retail synergy, surrounded by national and regional operators including Publix, McDonald's, Waffle House, Dairy Queen, FedEx, UPS, Subway, Exxon, Shell, and others.

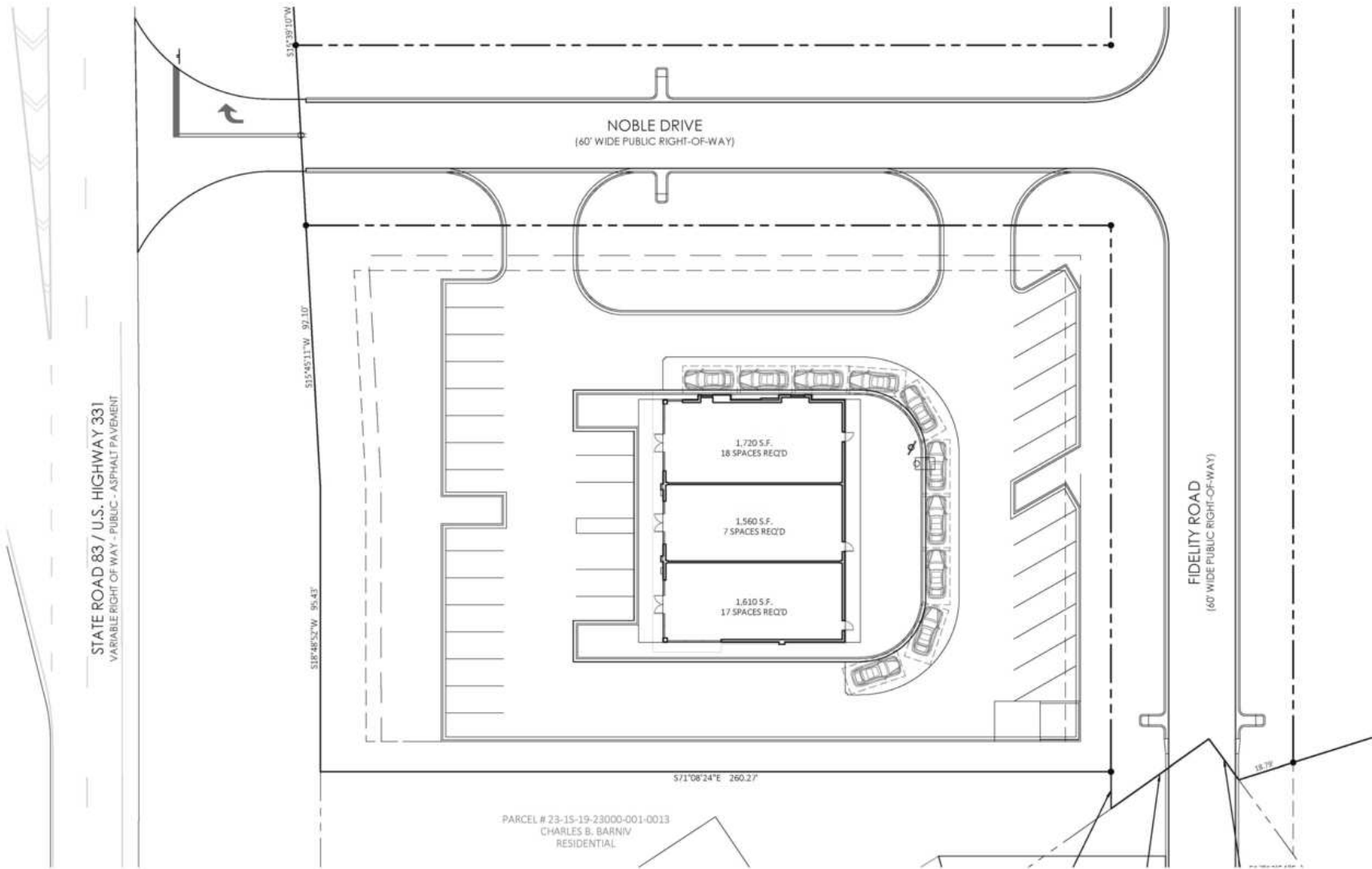
With flexible development options and strong traffic drivers, this site presents an outstanding opportunity for retailers, restaurants, and service users seeking a presence in one of Freeport's most active commercial corridors.

PROPERTY HIGHLIGHTS

- Prime Retail Space Lease opportunity in Freeport, FL
- Available for lease, ground lease, or build-to-suit
- Excellent access and frontage
- High visibility along US-331 with approximately 25,000 VPD
- Nearby national retailers include Publix, McDonald's, Waffle House, Dairy Queen, FedEx, UPS, Subway, Exxon, Shell, and many more

OFFERING SUMMARY

Lease Rate:	\$43 SF/yr (NNN)
Building Size:	1,576 SF
Property Type	Retail
Traffic Count	25,000







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	216	5,051	11,865
Average Age	40	40	41
Average Age (Male)	40	40	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	78	1,923	4,514
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$101,182	\$95,684	\$97,620
Average House Value	\$500,345	\$442,825	\$443,030

2020 American Community Survey (ACS)



HARRY BELL JR.

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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.

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