

BELLCORE

COMMERCIAL



CITY MARKET BAYSIDE

4495 FURLING LANE, DESTIN, FL 32541



PROPERTY DESCRIPTION

+/- 5,000 SF of retail space is available in the City Market Bayside Shopping Plaza. The +/- 5,000 SF space is on the second floor and is in shell condition—City Market Bayside Shopping Plaza, located along Highway 98, which experiences 53,000 AADT. The shopping plaza has excellent accessibility and visibility and experiences much foot traffic. The shopping plaza offers exceptional tenants such as Tropical Smoothie Café, Orange Theory Fitness, Lux Exchange, Women’s Health of the Emerald Coast, and more. The property is near Hurlburt & Eglin Air Force Base, Crystal Beach Shopping Plaza, Destin Commons, several golf courses, Emerald Coast beaches, and entertainment.

FOR LEASE | CITY MARKET BAYSIDE

PROPERTY HIGHLIGHTS

- Exceptional accessibility and visibility from US Highway 98 (53,000 AADT)
- Located near luxury residential developments, popular tourist attractions, and recreational areas
- Located in the newly constructed City Market Bayside Shopping Center

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	0.37 Acres
Building Size:	31,588 SF
Zoning	Community
Property Type	Retail
Traffic Count	53,000





LOCATION OVERVIEW

Located along Florida's beautiful Emerald Coast, Destin is known for its white beaches and clear blue waters. It is a principal city of the Fort Walton Beach- Crestview-Destin, Florida Metropolitan Statistical Area (MSA) located in Okaloosa County. Each year Destin has over 4 million visitors and has become one of the most sought-after cities to reside in the country. In the first decade of the 21st century, the popularity of the Emerald Coast expanded greatly, leading to new construction booms. Many development communities sprang up along the Emerald Coast, raising property values. The site is located along US Highway 98 (50,500 VPD), which serves as the main route along Florida's Emerald Coast and connects Destin to Pensacola and Panama City. The property is in close proximity to Hurburt & Eglin Air Force Base, downtown Destin, Henderson Beach State Park, shopping, several golf courses, beautiful beaches, and entertainment.



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,025	3,135	5,101
Average Age	40.9	40.4	40.9
Average Age (Male)	39.8	38.8	38.7
Average Age (Female)	41.8	41.2	41.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	797	2,895	5,054
# of Persons per HH	1.3	1.1	1.0
Average HH Income	\$65,561	\$51,743	\$48,366
Average House Value	\$534,395	\$509,152	\$517,546

* Demographic data derived from 2020 ACS - US Census

**HARRY BELL JR.****Managing Broker**

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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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