

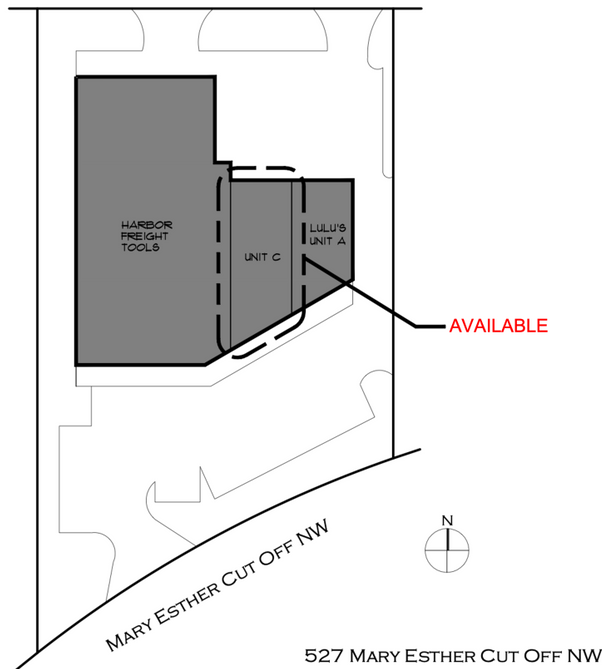
BELLCORE

COMMERCIAL



HARBOR FREIGHT TOOLS PLAZA

527 MARY ESTHER CUTOFF, FORT WALTON BEACH, FL 32548



PROPERTY OVERVIEW

Retail space available in the Harbor Freight anchored shopping plaza in Fort Walton Beach, FL. The +/-2,004 SF space is located between Harbor Freight Tools and Lulu's Boutique. The space was previously a gaming center and features a lobby, common area, two private rooms, a storage closet, and a restroom. The shopping center consists of +/- 21,469 SF and is zoned general commercial, allowing a wide range of retail uses. Located along the highly traveled Mary Esther Cutoff NW (25,500 VPD), the site is just one mile north of the Santa Rosa Mall. The site has excellent visibility and exposure on one of the most highly traveled streets in Fort Walton Beach. The property has easy access to Miracle Strip Pkwy (35,000 VPD) and Beal Pkwy (50,500 VPD). Nearby retailers include Publix, Home Depot, Hibbett Sports, CVS, Walgreens, Office Depot, Michael's, T.J. Maxx, Piggly Wiggly, and many more.

LOCATION DESCRIPTION

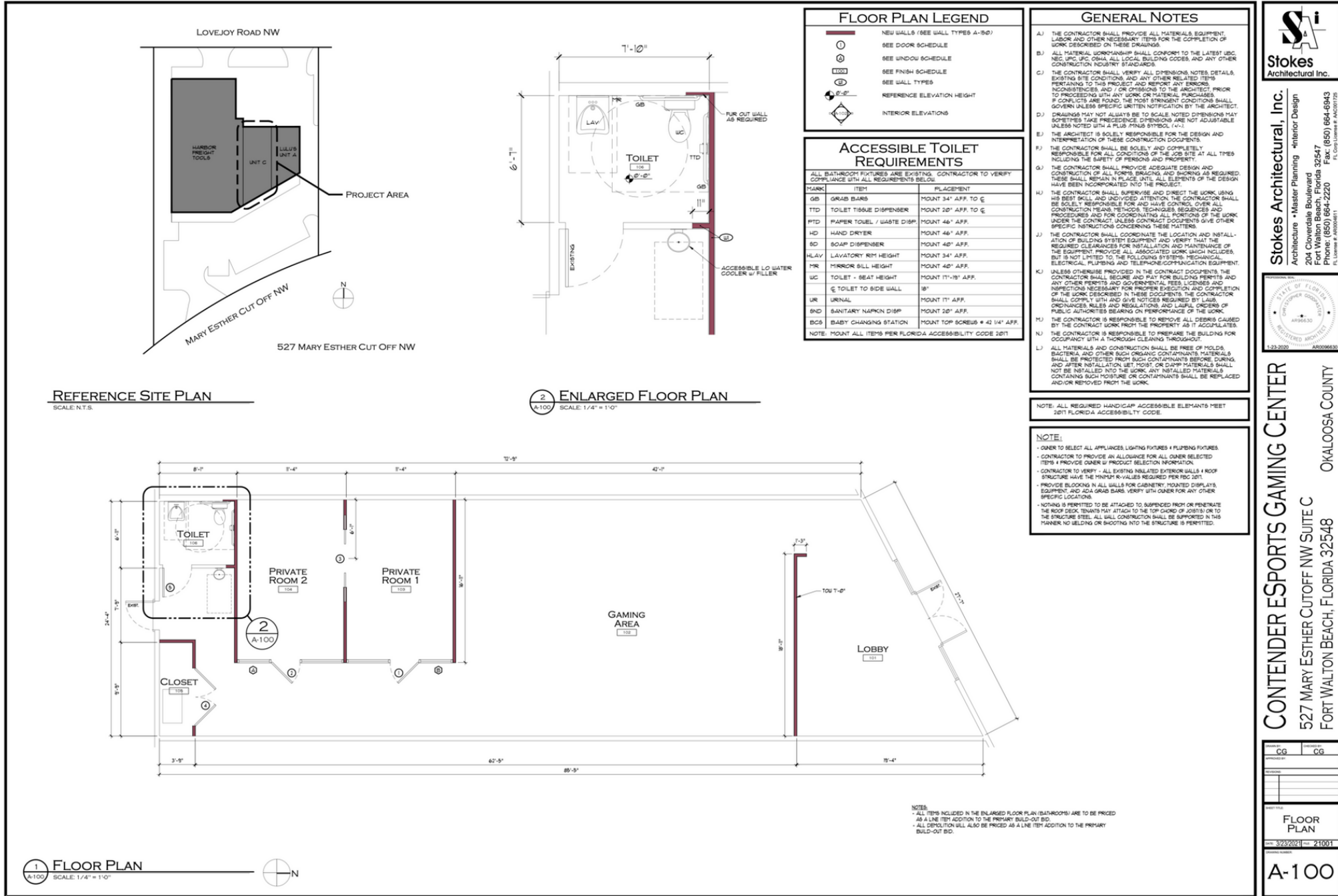
Fort Walton Beach is located between Pensacola and Panama City in Okaloosa County. The property's trade area is mainly characterized by military and tourism. Eglin Air Force Base and Hurlburt Field are within 20 minutes of the site. Covering over 463,000 acres, Eglin Air Force Base is the largest U.S. air force base globally 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. The trade area also consists of multiple national retailers such as Walmart Supercenter, Target, Publix, Sam's Club, Winn-Dixie, Lowe's, and Home Depot. New projects and infrastructure improvements within the Fort Walton Beach MSA have drawn private development to the city, creating more jobs and fueling the economy. Altogether, Okaloosa County has become a highly sought-after MSA for businesses.

PROPERTY HIGHLIGHTS

- +/-2,004 of retail space available
- Great exposure and visibility along Mary Esther Cutoff NW (25,500 VPD)
- Located in the core retail trade area of Fort Walton Beach, FL
- Within 20 minutes of Hurlburt Field and Eglin Airforce Base

OFFERING SUMMARY

Lease Rate	\$21.00 SF/yr (NNN)
Available SF	+/- 2,004 SF
APN	09-2S-24-0000-0093-0220
Zoning	CG
Property Type	Retail
Traffic Count	25,500
Market	Fort Walton Beach

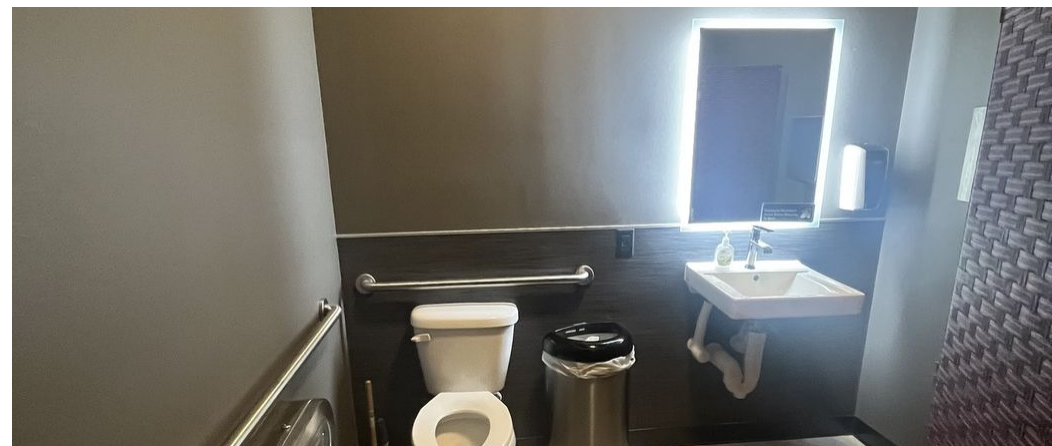
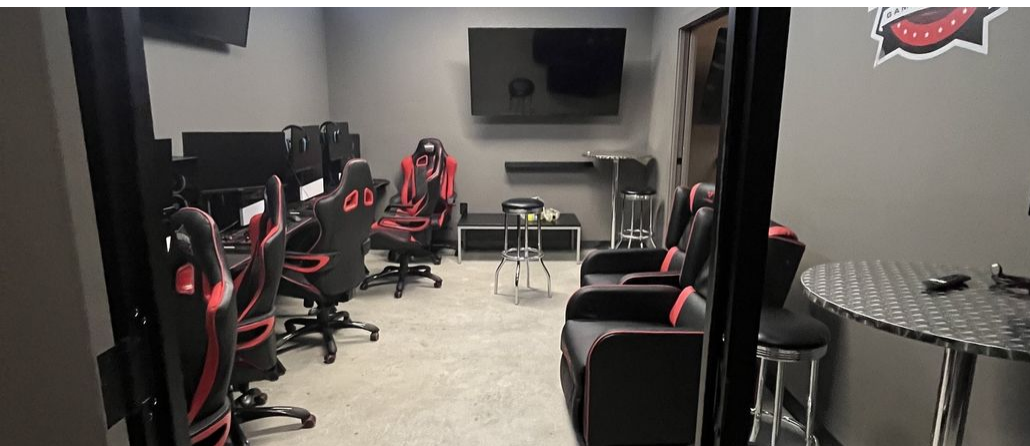
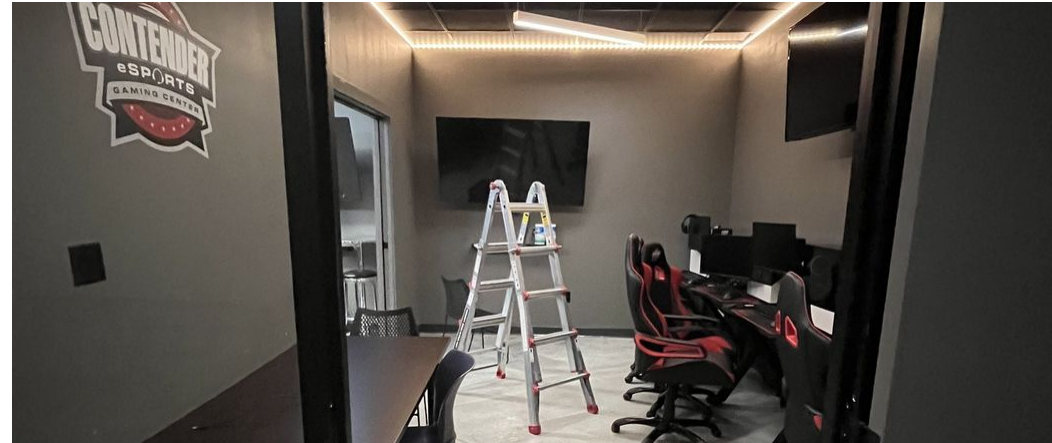


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STATE OF FLORIDA
COUNTY OF OKALOOSA
REGISTERED PROFESSIONAL ARCHITECT
1-23-2020 A0000665

CONTENDER ESPORTS GAMING CENTER
527 MARY ESTHER CUTOFF NW SUITE C
FORT WALTON BEACH, FLORIDA 32548

FLOOR PLAN
2023/02/01 - 21001
A-100



FORT WALTON BEACH, FL

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

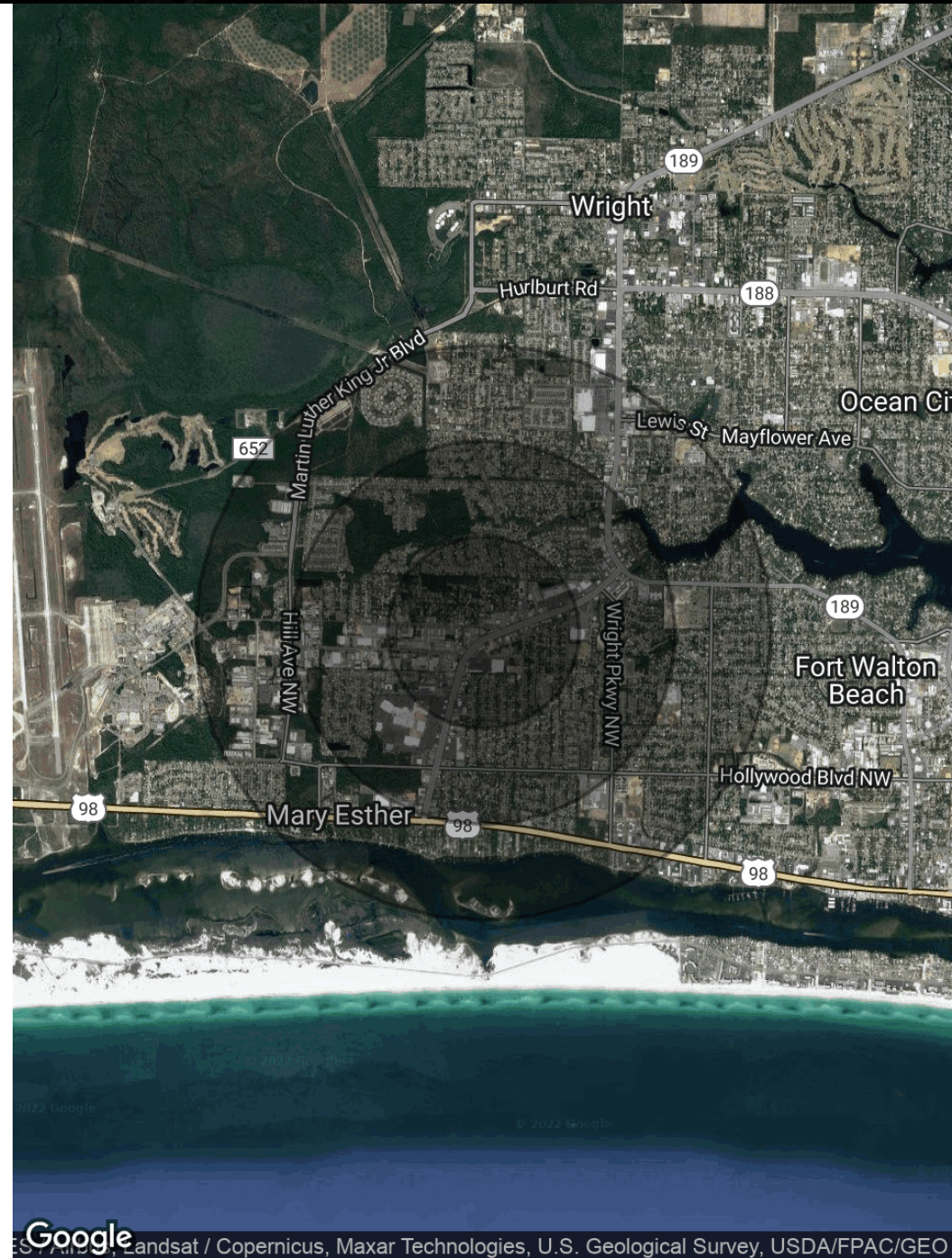
Lat/Lon: 30.4237/-86.6505

527 Mary Esther Cut Off NW Fort Walton Beach, FL 32548	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	11,079	52,234	72,560
2027 Projected Population	11,509	54,323	75,640
2020 Census Population	10,229	50,861	70,863
2010 Census Population	9,794	46,343	64,695
Projected Annual Growth 2022 to 2027	0.8%	0.8%	0.8%
Historical Annual Growth 2010 to 2022	1.1%	1.1%	1.0%
2022 Median Age	39.6	38.5	39.5
Households			
2022 Estimated Households	4,620	22,200	30,995
2027 Projected Households	4,805	23,183	32,516
2020 Census Households	4,300	21,657	30,317
2010 Census Households	4,096	19,657	27,493
Projected Annual Growth 2022 to 2027	0.8%	0.9%	1.0%
Historical Annual Growth 2010 to 2022	1.1%	1.1%	1.1%
Race and Ethnicity			
2022 Estimated White	63.6%	63.1%	65.6%
2022 Estimated Black or African American	13.6%	12.4%	11.2%
2022 Estimated Asian or Pacific Islander	5.1%	4.7%	4.4%
2022 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2022 Estimated Other Races	17.2%	19.2%	18.2%
2022 Estimated Hispanic	12.8%	15.7%	14.3%
Income			
2022 Estimated Average Household Income	\$77,617	\$68,948	\$74,953
2022 Estimated Median Household Income	\$65,010	\$60,199	\$63,142
2022 Estimated Per Capita Income	\$32,420	\$29,415	\$32,217
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.5%	4.2%	3.8%
2022 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.7%	4.3%
2022 Estimated High School Graduate	28.8%	28.1%	26.2%
2022 Estimated Some College	27.7%	26.4%	25.2%
2022 Estimated Associates Degree Only	7.8%	10.6%	10.5%
2022 Estimated Bachelors Degree Only	19.3%	17.1%	18.9%
2022 Estimated Graduate Degree	9.3%	8.9%	11.0%
Business			
2022 Estimated Total Businesses	847	3,849	5,283
2022 Estimated Total Employees	5,704	29,600	44,119
2022 Estimated Employee Population per Business	6.7	7.7	8.4
2022 Estimated Residential Population per Business	13.1	13.6	13.7

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page 1 of 1





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.

Bellcore Commercial
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