

BELLCORE

COMMERCIAL



ORTEGA PARK PLAZA

8734-8756 ORTEGA PARK DRIVE, NAVARRE, FL 32566



PROPERTY DESCRIPTION

Leasing opportunities are available at Ortega Park Plaza in Navarre, FL. This soon-to-be-available space is perfectly positioned to capture the attention of the estimated 4.5 million annual visitors to the vibrant Emerald Coast. With close proximity to a variety of national retailers and dining establishments, including Dunkin', McDonald's, Dollar Tree, and more, this property offers exceptional visibility and market access for your business. Don't miss the chance to establish your presence in this dynamic commercial area and become part of a thriving retail and business community.

FOR LEASE | ORTEGA PARK PLAZA

PROPERTY HIGHLIGHTS

- Proximity to prominent national retailers and restaurants
- Ideal for a variety of business types
- Excellent visibility and exposure.

OFFERING SUMMARY

| | |
|---------------|------------------|
| Lease Rate: | \$17.75 SF/yr |
| Available SF: | 1,162 - 1,403 SF |
| Lot Size: | 1.28 Acres |
| Estimate NNN: | \$7.83 SF/yr |
| Zoning | COM |
| Property Type | Retail |
| Traffic Count | 46,000 |
| Market | Navarre |



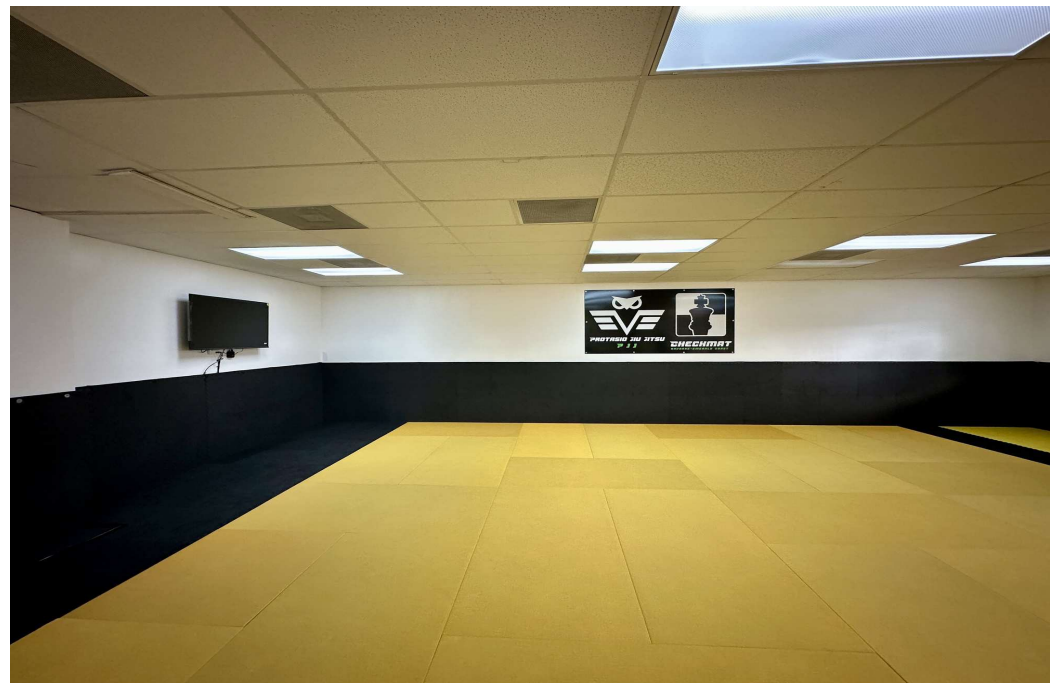
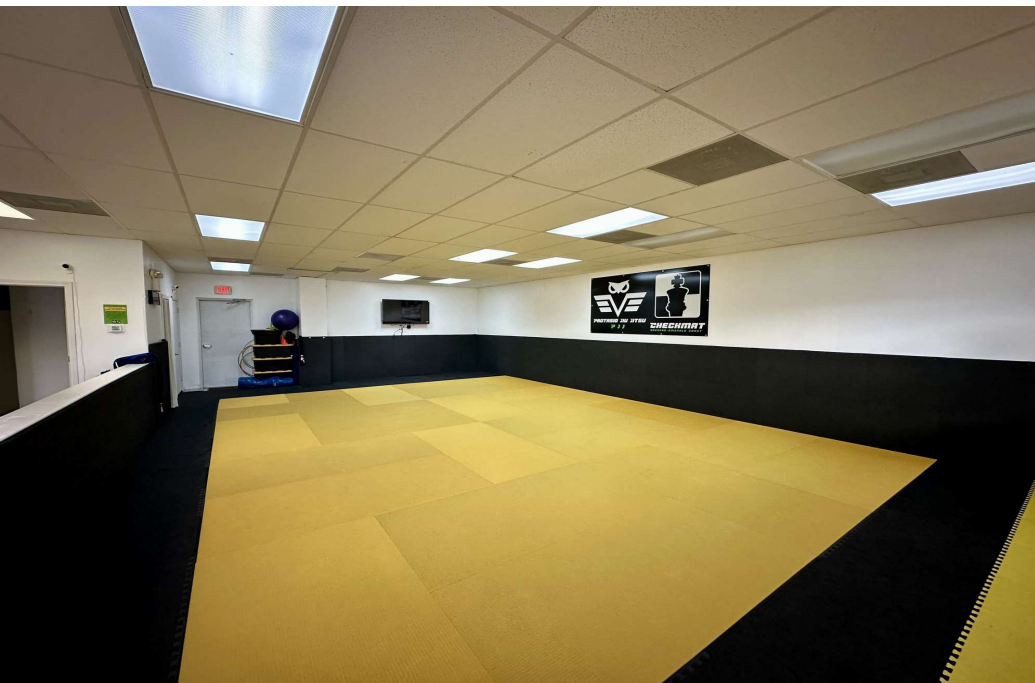
LEASE INFORMATION

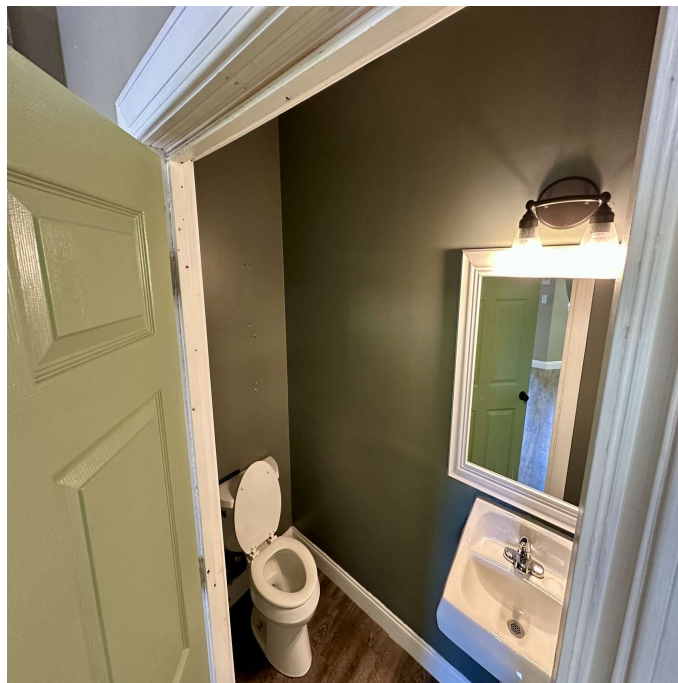
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| Lease Type: | NNN |
| Total Space: | 1,162 - 1,403 SF |

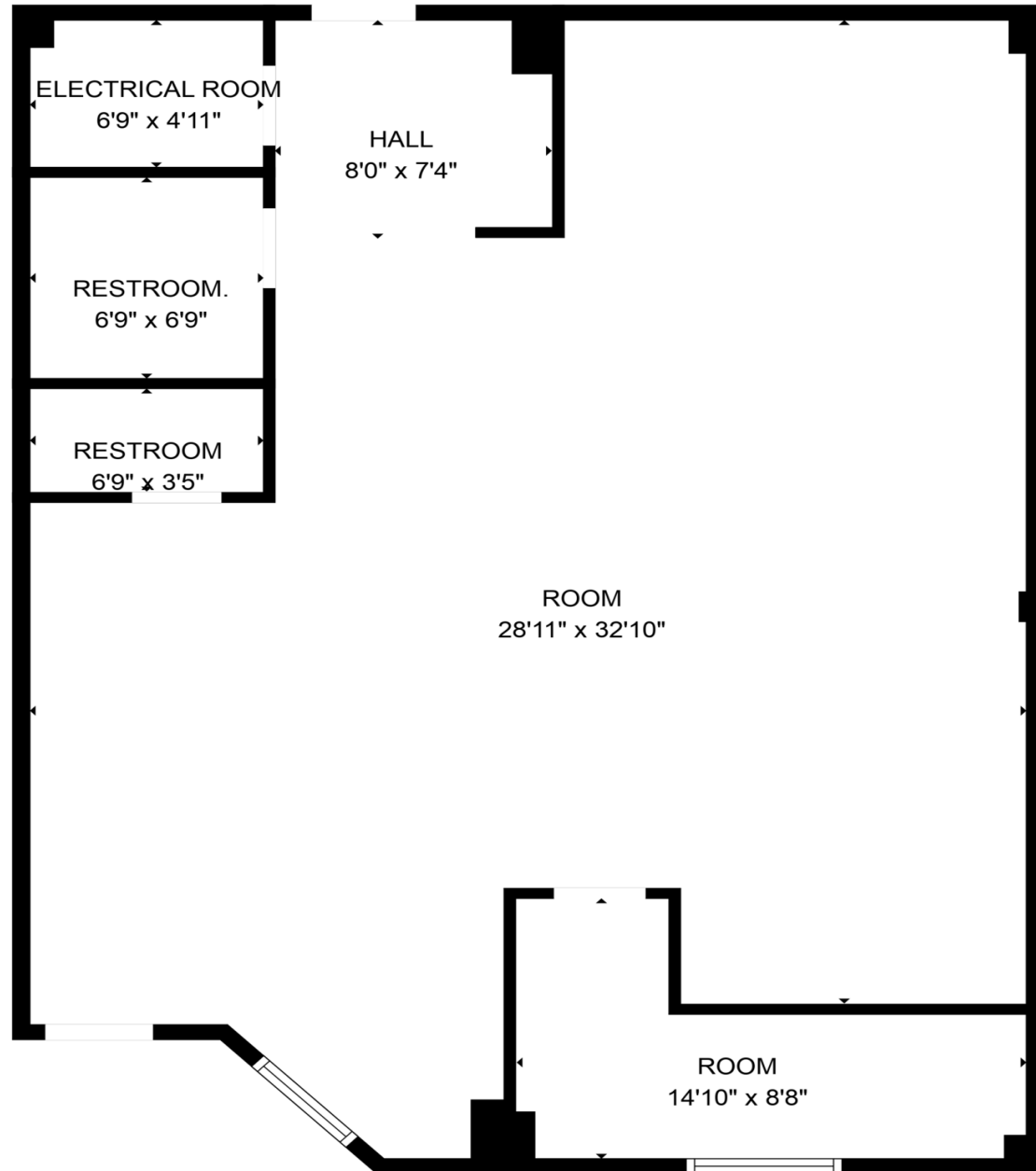
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|-------------|---------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$17.75 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|-----------------------------|
| 8736 | Available | 1,162 SF | NNN | \$17.75 SF/yr | Available September 1, 2025 |
| 8740 | Available | 1,162 SF | NNN | \$17.75 SF/yr | - |
| 8746 | Available | 1,403 SF | NNN | \$17.75 SF/yr | - |











Suite 8746
1,403 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,088 | 3,772 | 7,133 |
| Average Age | 34.5 | 34.4 | 34.6 |
| Average Age (Male) | 24.7 | 26.2 | 29.1 |
| Average Age (Female) | 35.4 | 34.7 | 34.6 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 336 | 1,269 | 2,718 |
| # of Persons per HH | 3.2 | 3.0 | 2.6 |
| Average HH Income | \$86,567 | \$82,607 | \$77,843 |
| Average House Value | \$285,253 | \$277,246 | \$270,147 |

2020 American Community Survey (ACS)

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

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FL #SL698346

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.

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