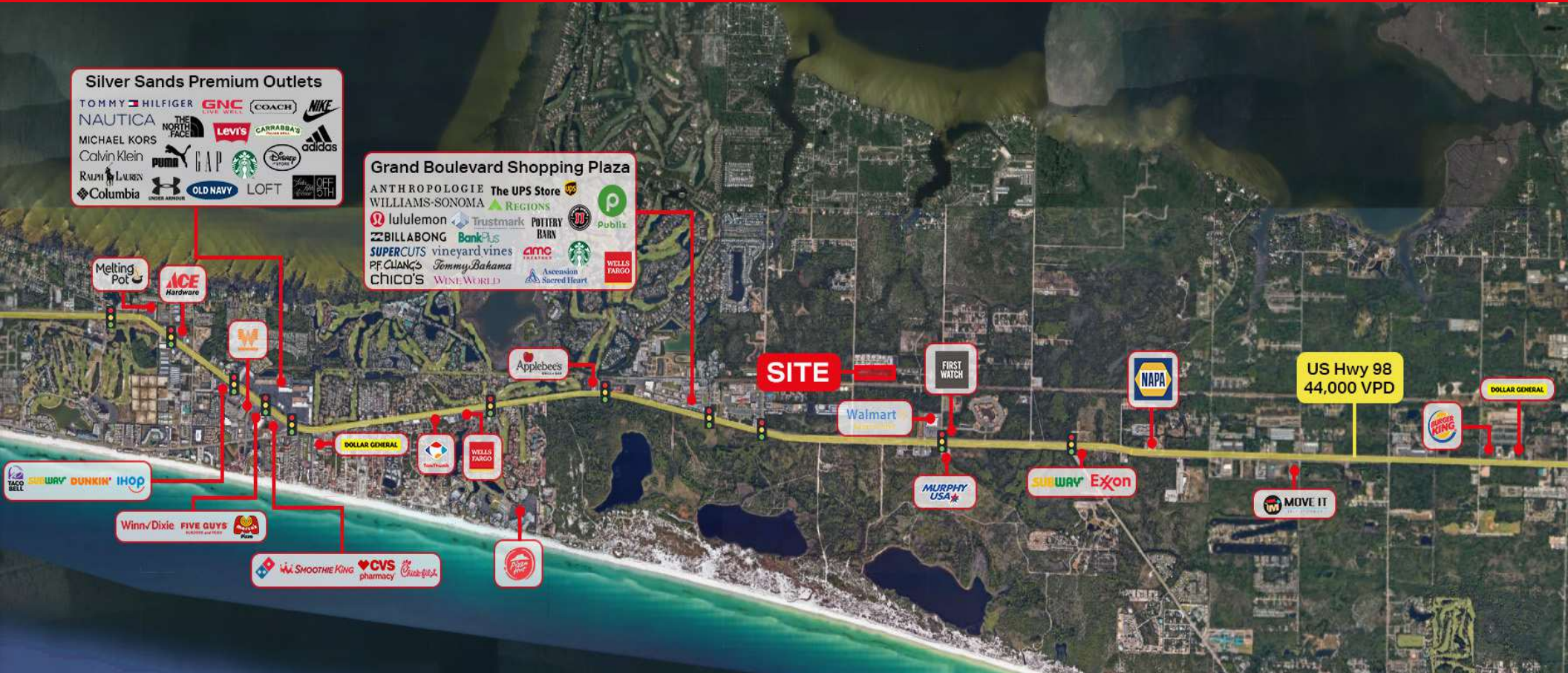


# BELLCORE

COMMERCIAL



3,000-6,000 SF FLEX SPACE GOLDSBY ROAD COMMERCE PARK

GOLDSBY ROAD, SANTA ROSA BEACH, FL 32459





## PROPERTY DESCRIPTION

+/- 6,000 SF Commercial Flex Space Building For Sale or Lease - Lease option for full or half unit. This space is a free-standing commercial flex-space building, currently under construction. It features a 20-foot ceiling height, two entrances, two 12x14 roll-up doors, and stubbed-out electrical and plumbing.

Estimated delivery - Fall 2025.

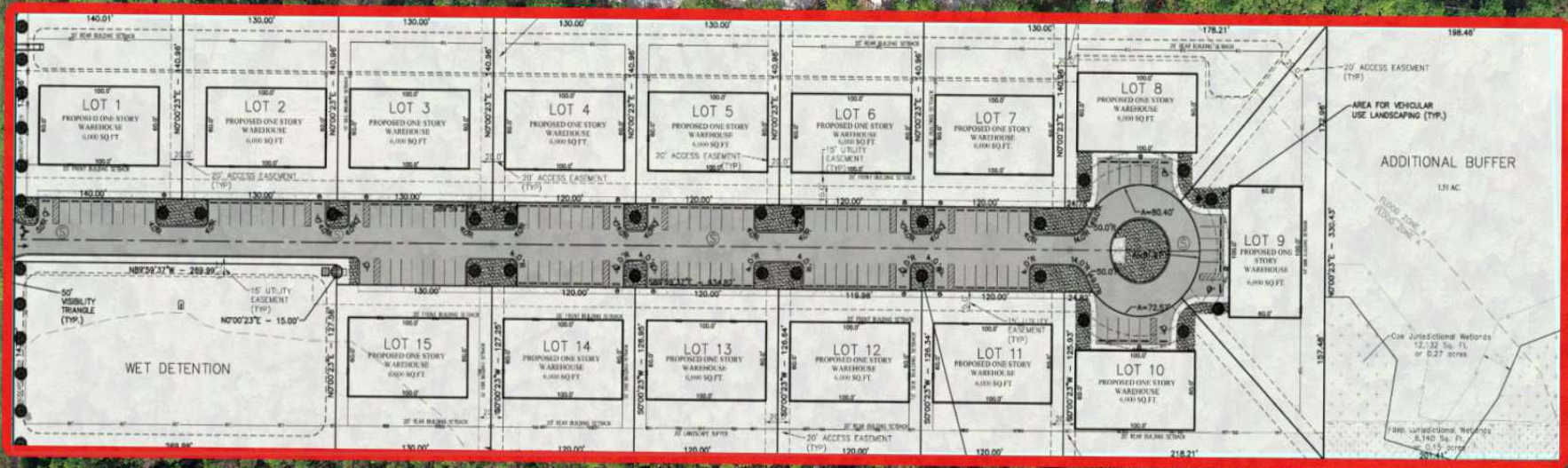
## PROPERTY HIGHLIGHTS

- +/- 6,000 SF Commercial Flex Space Building For Lease
- New Construction
- Shell Condition
- Part of Goldsby Road Commerce Park
- 

## OFFERING SUMMARY

Sale Price:	\$1,575,000
Lease Rate:	Negotiable
Number of Units:	2
Building Size:	6,000 SF
Zoning	General Commercial
Property Type	Flex Building
Traffic Count	45,000













## LOCATION OVERVIEW

Walton County is located in the North Florida Panhandle approximately +/-55 miles east of the City of Pensacola and +/-100 miles west of The City of Tallahassee. The site is within minutes to the destination beaches of Florida's Emerald Coast, restaurants and entertainment. Walton County has a strong economy supported by over 4 million visitors and an estimated \$4.4 billion in sales volume annually within the trade area. Major employers in the area include Okaloosa County School District, Walton County School Board, Fort Walton Beach Medical Center, Lockheed Martin, Walton County Government, Sandestin Golf and Beach Resort, Reliance Test & Technology, Okaloosa Board of County Commissioners, North Okaloosa Medical Center, and L3 Crestview Aerospace. The development site is the ideal location for a variety of businesses with its prime location off the main arterial, US Highway 98 West. The site is next to Wal-Mart, Publix, and several retailers. Restaurants and businesses. Less than a mile up the road is the Sacred Heart Hospital, Publix, and the Grand Boulevard shopping center. The Santa Rosa Beach market is a highly sought-after area to reside with its affluent demographics, shopping, entertainment, and minutes to the white sand beaches of Walton County.





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,278	12,650	19,902
Average Age	44	46	46
Average Age (Male)	43	45	45
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,255	5,210	8,286
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$137,199	\$137,336	\$127,361
Average House Value	\$830,896	\$822,400	\$766,616

Demographics data derived from AlphaMap



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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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