

BELLCORE

COMMERCIAL



Suite 1507
+/- 4,000 SF

Bluewater Bay
Shopping Center

Suite 4536
+/- 4,000 SF

Suite 4546
+/- 1,200 SF

Suite 4506-250
+/- 1,918 SF

BLUEWATER BAY SHOPPING CENTER & OFFICE COMPLEX

4506-4546 HWY 20 E & 1501 MERCHANTS WAY, NICEVILLE, FL 32578



PROPERTY DESCRIPTION

Prime retail and office space available within the highly desirable Winn-Dixie–anchored Bluewater Bay Shopping Center. Suites ranging from 1,200 to 4,000 SF offer flexible opportunities for a variety of users.

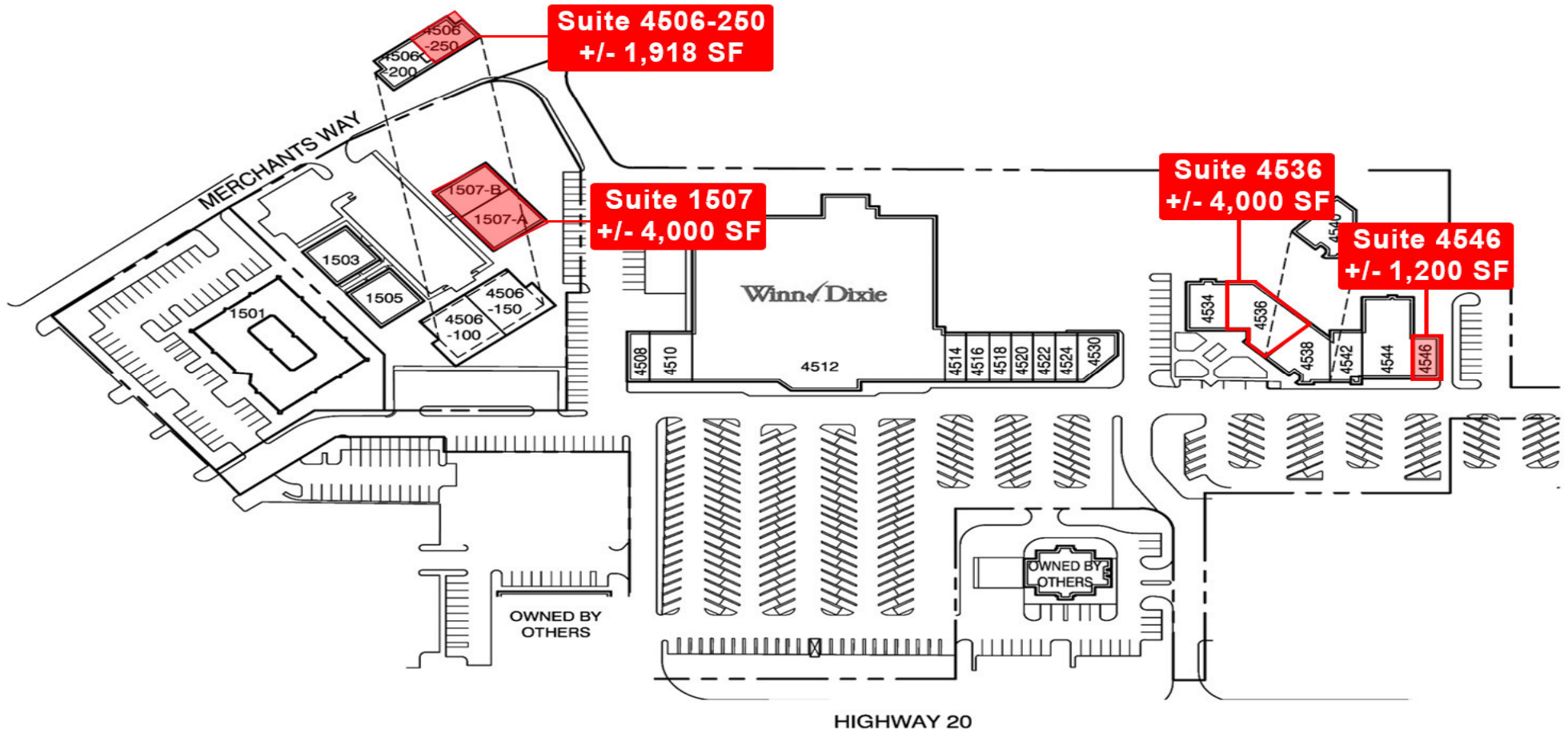
The ±105,599 SF center is strategically located in the heart of the Niceville trade area, providing exceptional access and visibility along Highway 20, the primary east-west corridor. The property features a strong co-tenant mix, ample parking, and prominent pylon signage, making it an ideal location for businesses seeking high exposure in a thriving market.

PROPERTY HIGHLIGHTS

- Prime restaurant, medical, retail, and office space available in the desirable grocery-anchored shopping center in Bluewater Bay
- Ideal location in Niceville with ample parking and great pylon signage available
- High traffic counts in front of the center with over 33,000 VPD

OFFERING SUMMARY

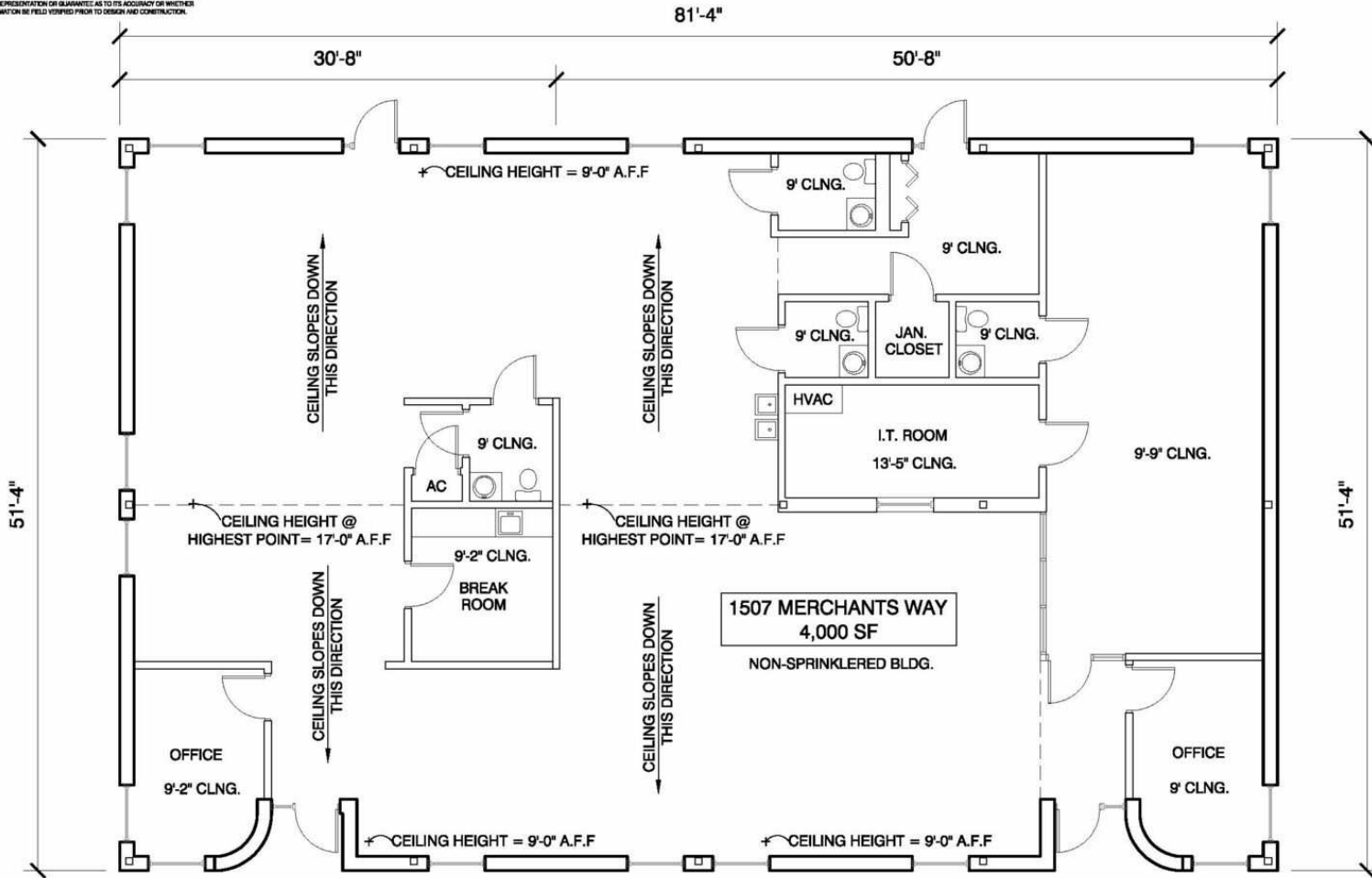
Lease Rate Range:	\$15.00-\$28.00 SF/yr (NNN)
Available SF:	1,200 - 4,000 SF
Lot Size:	10.2 Acres
Building Size:	105,599 SF
Property Type	Grocery Anchored Shopping Center & Office Complex
Traffic Count	33,000
Market	Niceville



AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1507	Available	4,000 SF	NNN	\$22.00 SF/yr	Office Space \$9.03 NNN
Suite 4506-250	Available	1,918 SF	NNN	\$15.00 SF/yr	Office Space \$9.03 NNN
Suite 4536	Available	4,000 SF	NNN	\$22.00 SF/yr	Medical Space \$6.75 NNN
Suite 4546	Available	1,200 SF	NNN	\$28.00 SF/yr	Endcap Restaurant Space - Available 02/01/2027 \$6.75 NNN

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1507 MERCHANTS WAY - FLOOR PLAN



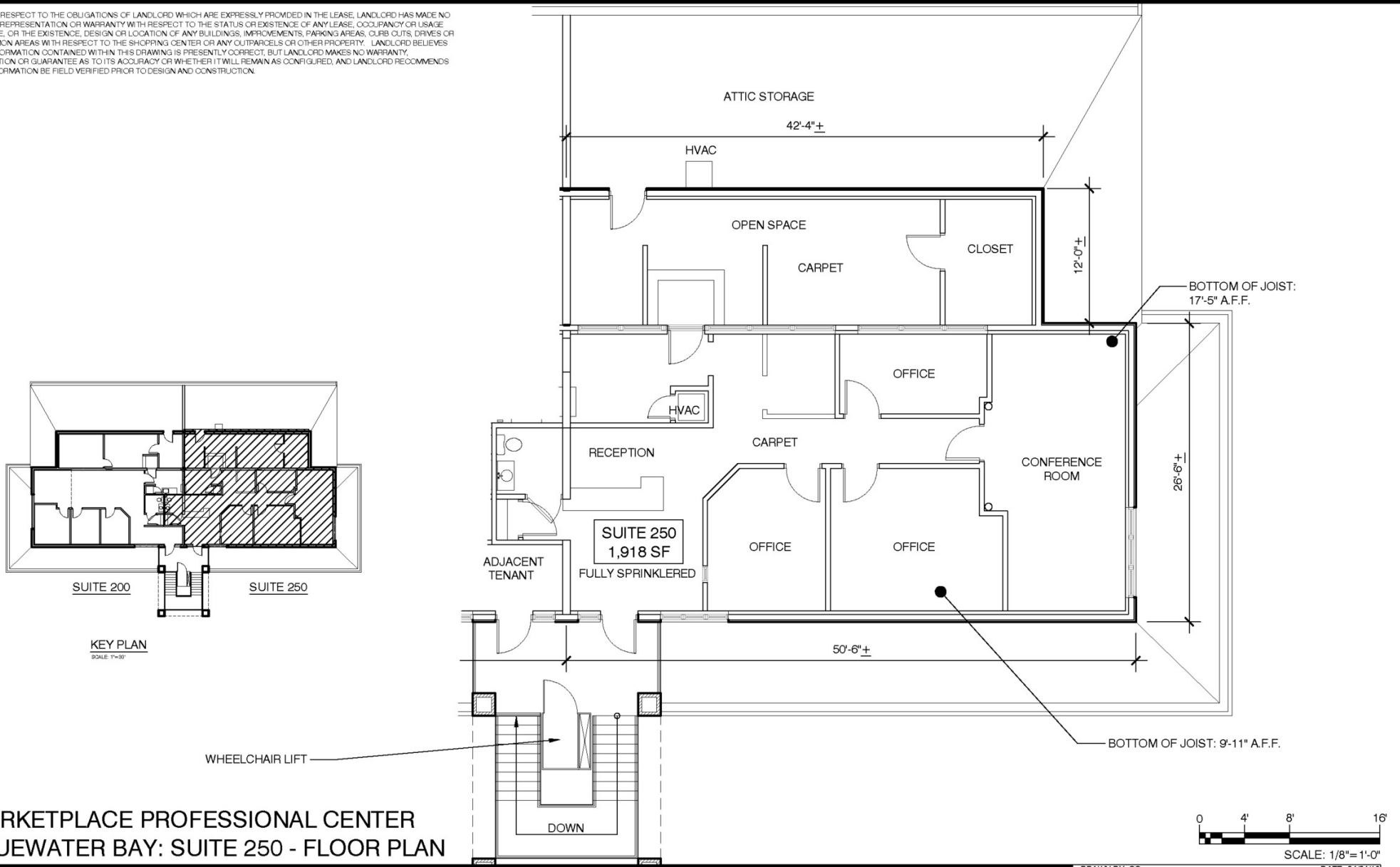
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1507 MERCHANTS WAY
NICEVILLE, FLORIDA 32578

DRAWN BY: CO
SELIG
ENTERPRISES, INC.

1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2849
TEL (404) 875-5511 FAX (404) 875-2629

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**MARKETPLACE PROFESSIONAL CENTER
BLUEWATER BAY: SUITE 250 - FLOOR PLAN**

4506 STATE ROAD #20, SUITE 250
NICEVILLE, FL. 32578



SCALE: 1/8" = 1'-0"

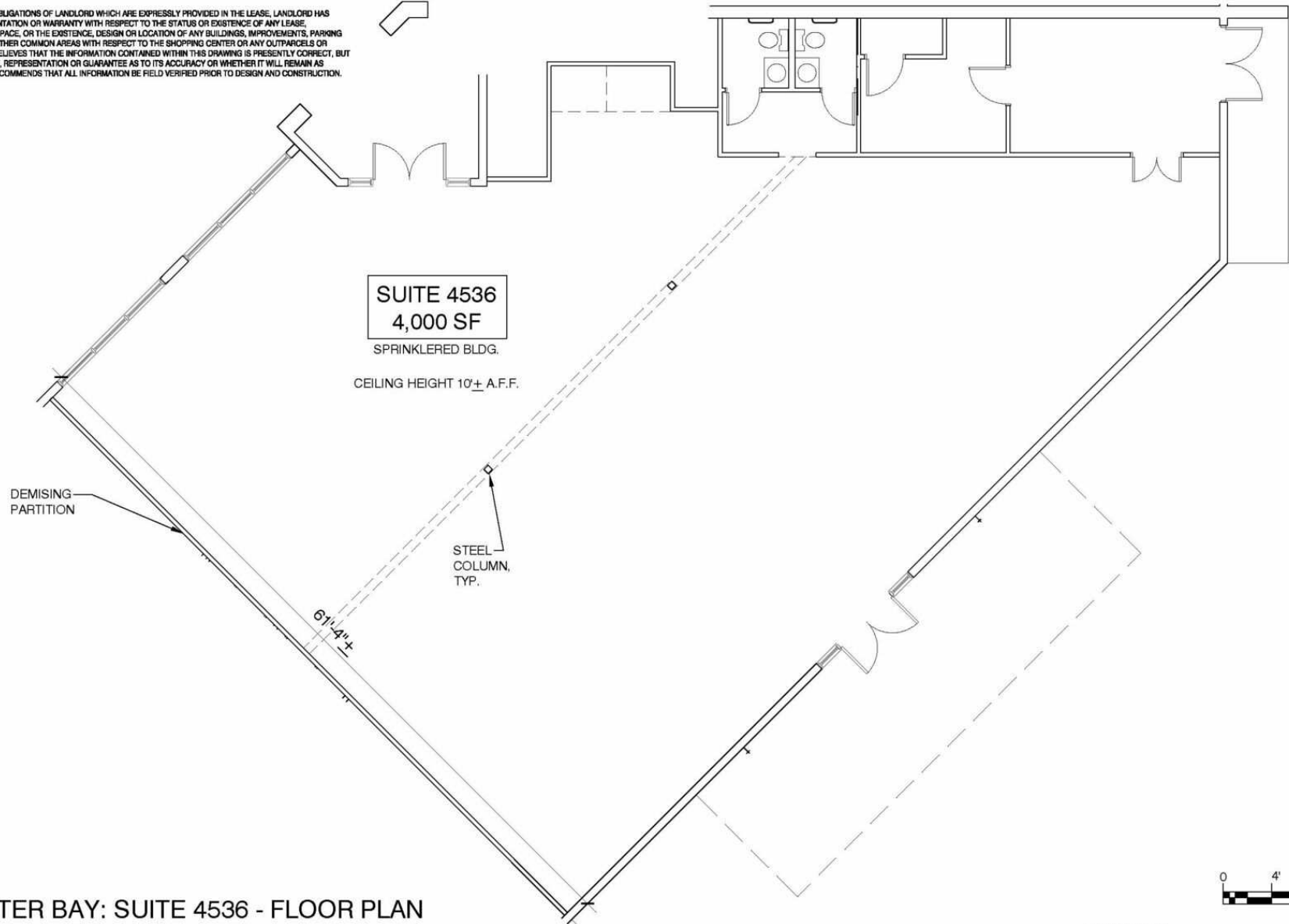
DATE: 04/04/18

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1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2848
TEL (404) 876-5511 FAX (404) 875-2620

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SUITE 4536
4,000 SF
SPRINKLERED BLDG.

CEILING HEIGHT 10'± A.F.F.

DEMISING PARTITION

STEEL COLUMN, TYP.

61'-4"±



SCALE: 1/8"=1'-0"
DATE: 04.05.02

BLUEWATER BAY: SUITE 4536 - FLOOR PLAN

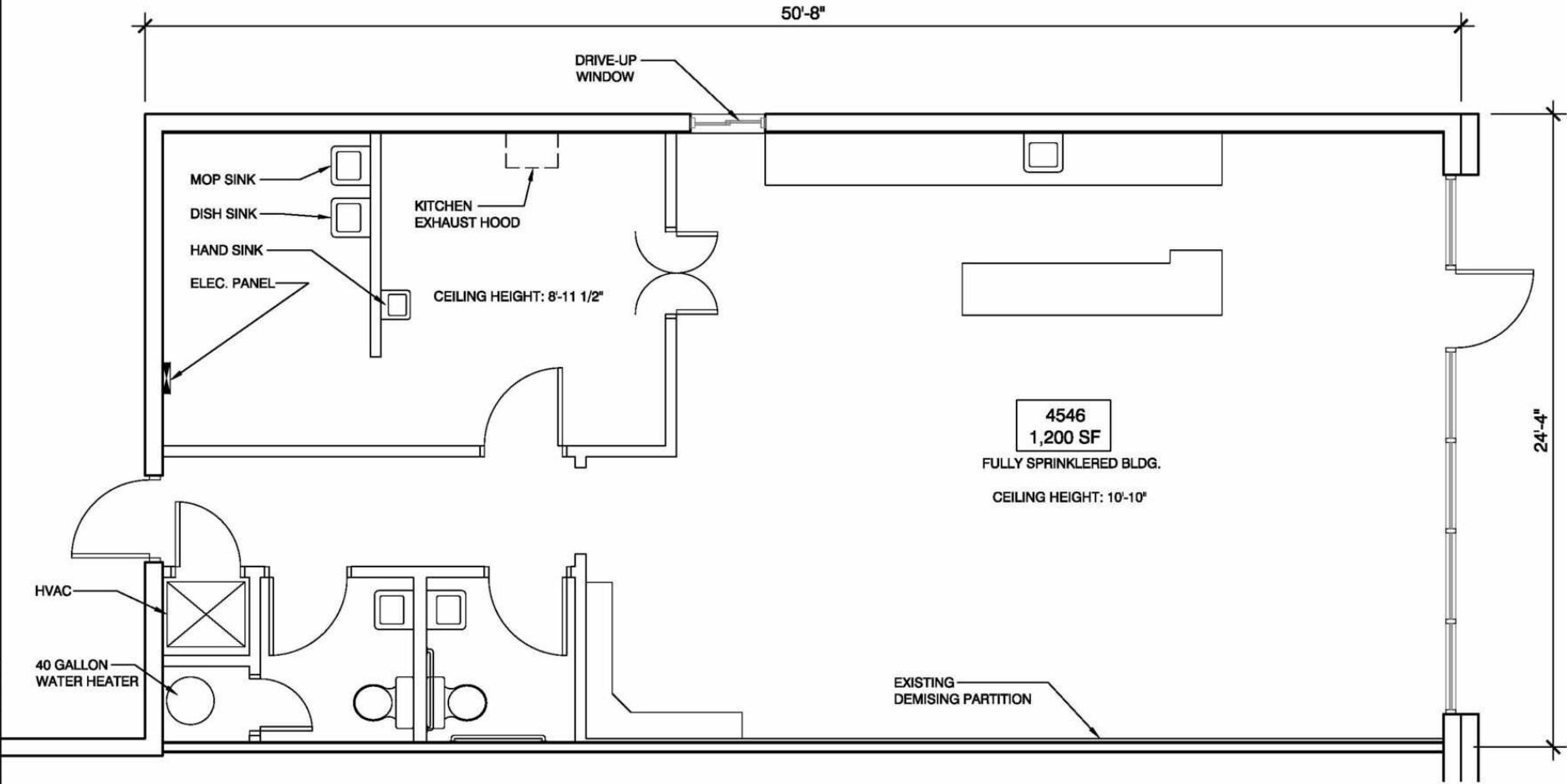
4536 HIGHWAY 20 EAST
NICEVILLE, FLORIDA 32578

DRAWN BY: DCR



1100 SPRING STREET NW SUITE 950
ATLANTA, GEORGIA 30309-2848
TEL (404) 878-5511 FAX (404) 875-2629

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BLUEWATER BAY: 4546 HIGHWAY 20 - FLOOR PLAN

4546 STATE ROAD #20
NICEVILLE, FL. 32578



SCALE: 1/4" = 1'-0"

DRAWN BY: CO

DATE: 04/04/16



1100 SPRING STREET NW SUITE 650
ATLANTA, GEORGIA 30309-2848
TEL (404) 878-5511 FAX (404) 878-2829





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,465	17,801	29,479
Average Age	42.7	43.4	42.9
Average Age (Male)	41.2	42.2	41.1
Average Age (Female)	43.8	44.4	44.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,309	6,857	11,556
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,289	\$93,710	\$86,832
Average House Value	\$344,154	\$330,006	\$310,988

2020 American Community Survey (ACS)

**HARRY BELL JR.**

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Direct: 850.977.6991

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
17 W Cedar Street
Pensacola, FL 32502
850.434.3434