

BELLCORE
COMMERCIAL



4641 HIGHWAY 20

4641 HIGHWAY 20, NICEVILLE, FL 32578



PROPERTY DESCRIPTION

Offered for sale, this 3,000 SF free-standing retail building presents an investment opportunity with strong long-term appeal. Built in 2021, the property features an efficient layout, durable finishes, and ample space for customization. The building can be easily subdivided to create two separate retail or service spaces, providing flexibility for multi-tenant occupancy. The building's standalone design supports prominent branding, flexible tenant configurations, and streamlined operations, making it ideal for owner-users or investors. The Seller is willing to structure the transaction as a 10-year NNN sale-leaseback, creating an attractive opportunity for investors seeking stable long-term cash flow. Its strategic location offers unparalleled visibility and accessibility, positioning it as a premier destination for retail businesses seeking to make a mark in this high-traffic area. This property presents a compelling chance to capitalize on the dynamic commercial landscape of Niceville. Take advantage of this exceptional offering and elevate your investment portfolio with this standout retail property.

PROPERTY HIGHLIGHTS

- Strategic location in Niceville
- High visibility for retail businesses
- Ample space for customization
- Easily subdivided to create two spaces
- Prime investment opportunity
- Seller Willing to Execute a 10-Year NNN Sale-Leaseback

OFFERING SUMMARY

Sale Price:	\$1,275,000
Lot Size:	0.41 Acres
Building Size:	3,000 SF
Property Type	Retail
Traffic Count	26,000



SYNOVUS

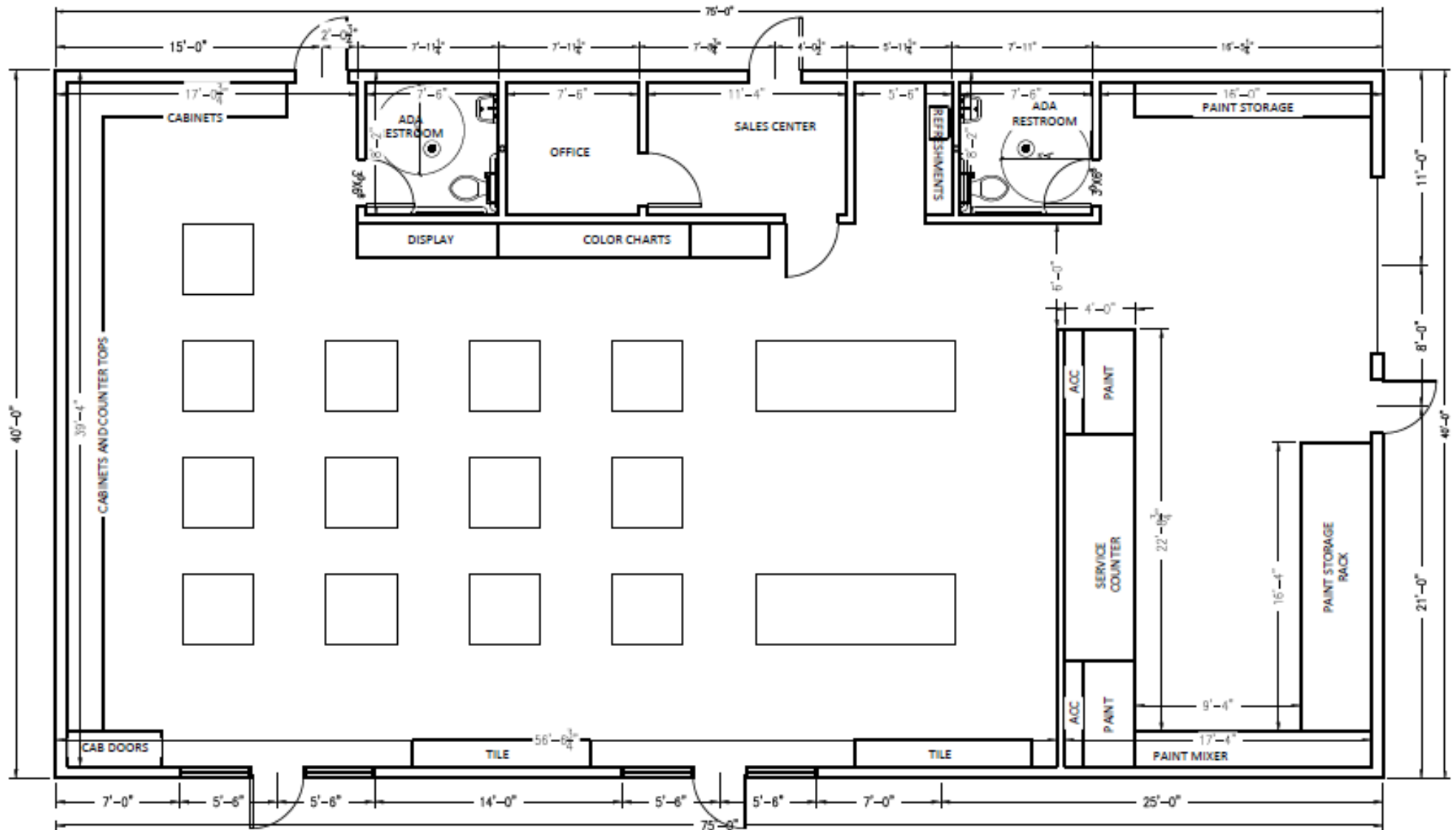
SITE

DOLLAR GENERAL

LOCATION OVERVIEW

Uncover the charm of Niceville, FL, where the vibrant local landscape provides an inviting backdrop for retail and street retail businesses. Situated in this bustling area, the location offers easy access to a range of attractions perfect for drawing in shoppers. Take a stroll through the charming shops at Bluewater Bay or enjoy the picturesque surroundings of Turkey Creek Park. With a diverse array of dining destinations and a strong sense of community, the area creates an attractive environment for businesses seeking to thrive. Embrace the opportunity to become a part of this dynamic neighborhood and make a lasting impression on local residents and visitors alike.

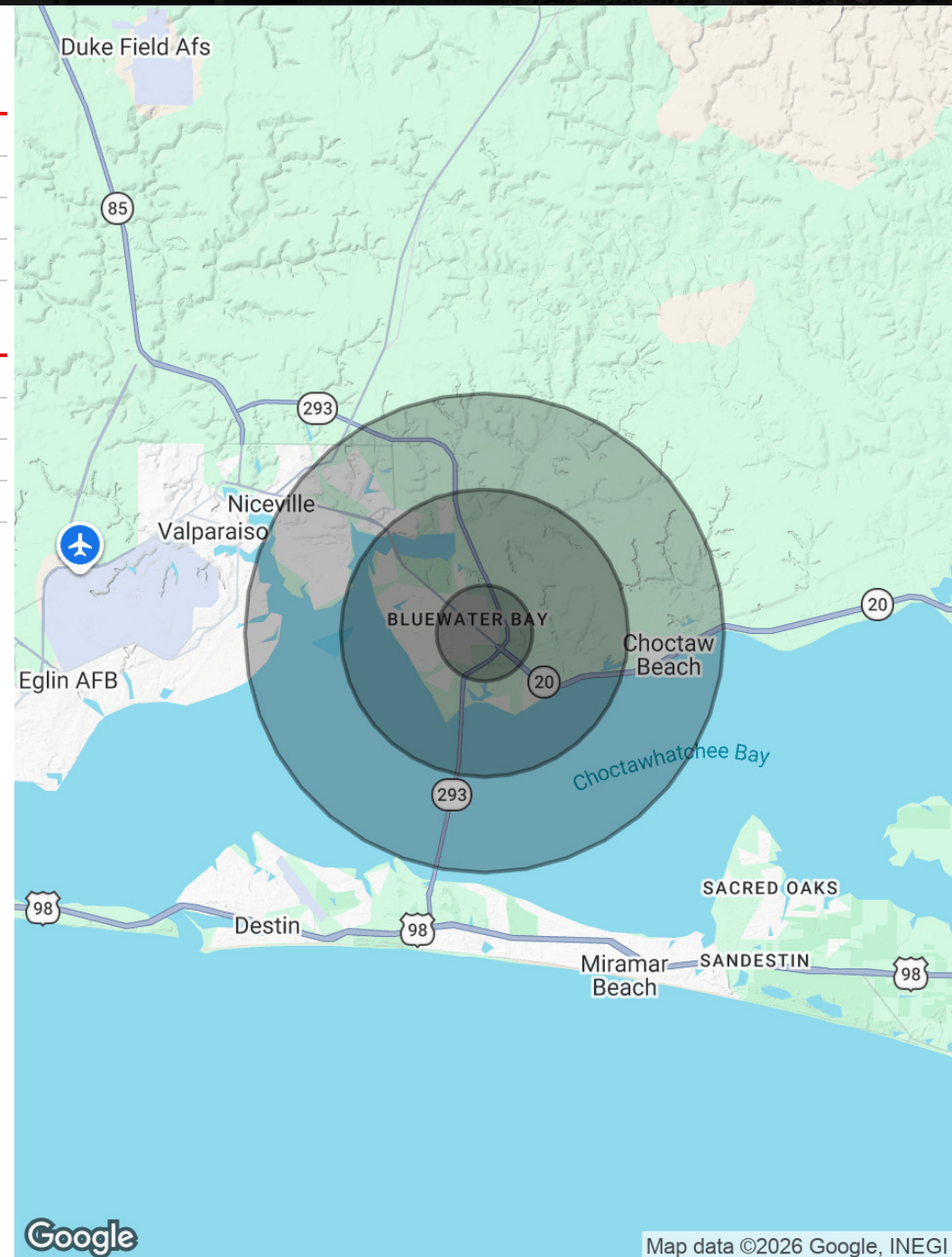




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,861	14,534	30,234
Average Age	44.1	44.7	44.6
Average Age (Male)	42.4	43.1	43.8
Average Age (Female)	44.1	46.6	45.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,663	5,944	11,923
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$120,355	\$142,627	\$135,859
Average House Value	\$397,389	\$445,923	\$453,909

2023 American Community Survey (ACS)



Map data ©2026 Google, INEGI



HARRY BELL JR.

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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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