

BELLCORE COMMERCIAL



SAFELITE AUTOGLASS FOR SALE

1415 FRANKFORD AVE, PANAMA CITY, FL 32401



PROPERTY DESCRIPTION

This location is a newly constructed, free-standing, single-tenant building built in 2024 with a 20-year roof warranty. Safelite AutoGlass is the tenant, providing a corporate guarantee. The building spans approximately 7,020 square feet, includes five garage bays, and is situated on a corner parcel at a signalized intersection. It is located near the heart of the retail trade area and offers direct access to W 15th Street, also known as Highway 98, with a traffic volume of 39,600 AADT.

PROPERTY HIGHLIGHTS

- 7,020 SF free-standing building
- Built-in 2024 - 20-year roof warranty
- Zoned GC - General Commercial
- Prominent location in Panama City, FL

OFFERING SUMMARY

Sale Price:	\$3,807,382.68
Lot Size:	1.09 Acres
Building Size:	7,020 SF
NOI:	\$241,768.80
Cap Rate:	6.35%
Zoning	GC - General Commercial
Property Type	Retail

SAFELITE AUTOGLASS LEASE INFORMATION

PURCHASE PRICE:	\$3,807,382.68
CAP RATE:	6.35%
TENANT TRADE NAME:	SAFELITE AUTOGLASS
LEASE TYPE:	NNN
LEASE COMMENCEMENT:	ESTIMATED JUNE 1, 2024
TERM LEASE EXPIRATION:	ESTIMATED MAY 31, 2034
ANNUAL RENT:	\$241,768.80
RENT INCREASES:	8% EVERY FIVE YEARS
OPTION 1:	5 - YEARS AT \$39.06 PSF
OPTION 2:	5 - YEARS AT \$41.01 PSF
GROSS LEASEABLE AREA:	7,020 SF
LAND SIZE:	1.09 Acres
FRONTAGE:	135 FT
DEPTH:	326 FT
YEAR BUILT:	2024
ZONED:	GC-2
APN:	29639-000-000 & 29640-000-000
HVAC:	2024
ROOF:	2024 - 20-YEAR WARRANTY
PROPERTY TAXES:	TENANTS RESPONSABILITY
INSURANCE:	TENANTS RESPONSABILITY
MAINTENANCE:	TENANTS RESPONSABILITY
ROOF & STRUCTURE:	LANDLORD RESPONSABILITY
COUNTY:	BAY
W 15TH ST TRAFFIC COUNT:	37,500 AADT
W HIGHWAY 98 TRAFFIC COUNT:	42,500 AADT

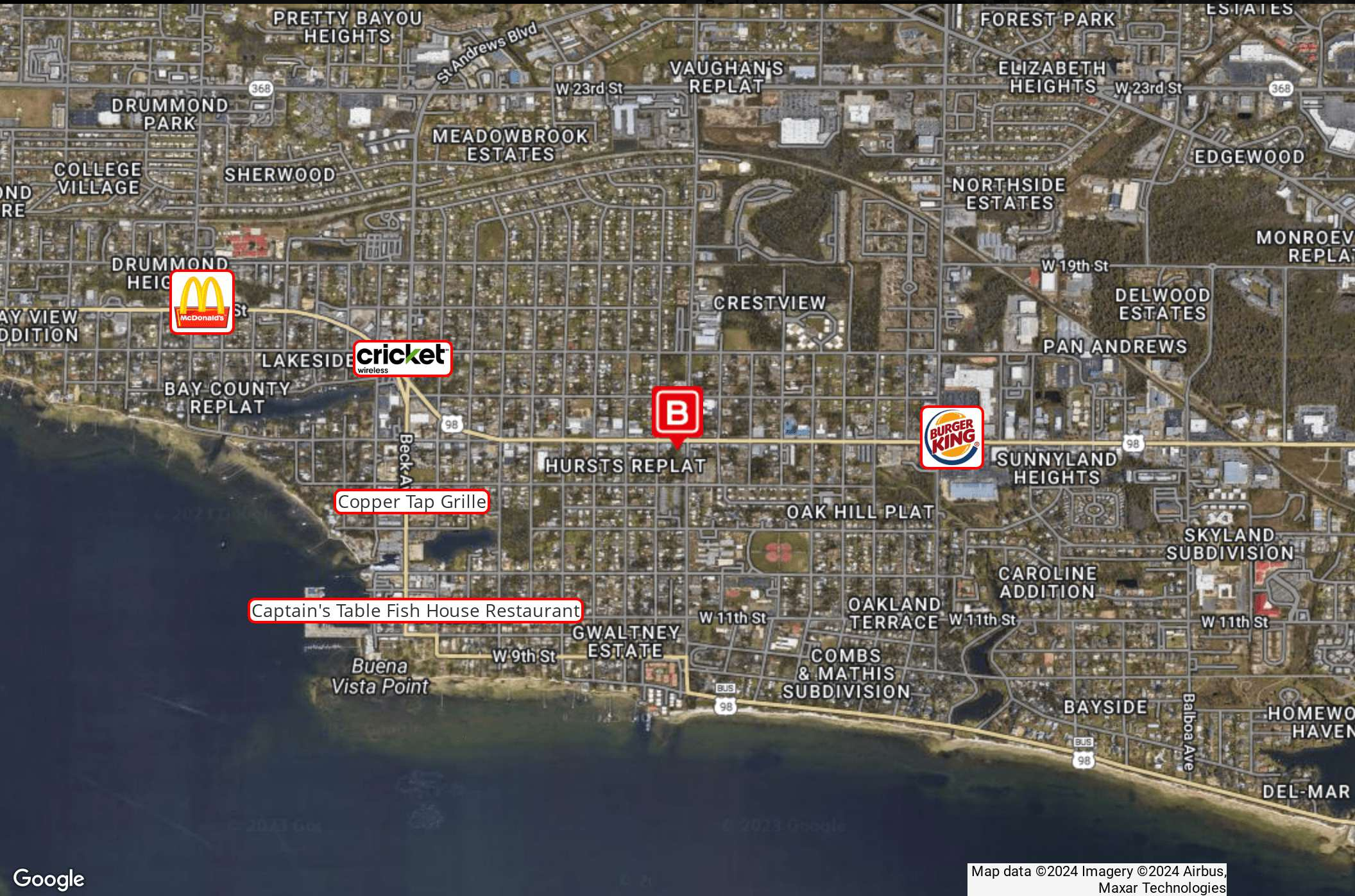
SAFELITE AUTOGLASS BIO

Safelite Group, Inc., an American company based in Columbus, Ohio, specializes in vehicle glass repair, replacement, and calibration. The company was founded in 1947 by Bud Glassman and Art Lankin in Wichita, Kansas. Safelite has expanded its services, including Safelite Solutions, which provides third-party claims management for significant insurance and fleet companies, and Service AutoGlass, a national provider of wholesale vehicle glass products and installation tools.

In 2007, Safelite was acquired by Belron, the world's largest vehicle glass company, operating in over 32 countries. Thomas Feeny served as the president and CEO from 2008 until 2021, when Renee Cachillo took over as the President and CEO. Thomas Feeny transitioned to a leadership role in Belron North America.









POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	736	2,059	6,891
Average Age	41	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	847	2,853
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,429	\$67,303	\$66,876
Average House Value	\$198,112	\$196,332	\$207,711

Demographics data derived from AlphaMap



HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: **850.977.6991** | Cell: **850.240.0527**

FL #BK3026917 // AL #000078384-1

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.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434