

BELLCORE

COMMERCIAL



911 MAR WALT DRIVE

FORT WALTON BEACH, FL 32547



PROPERTY DESCRIPTION

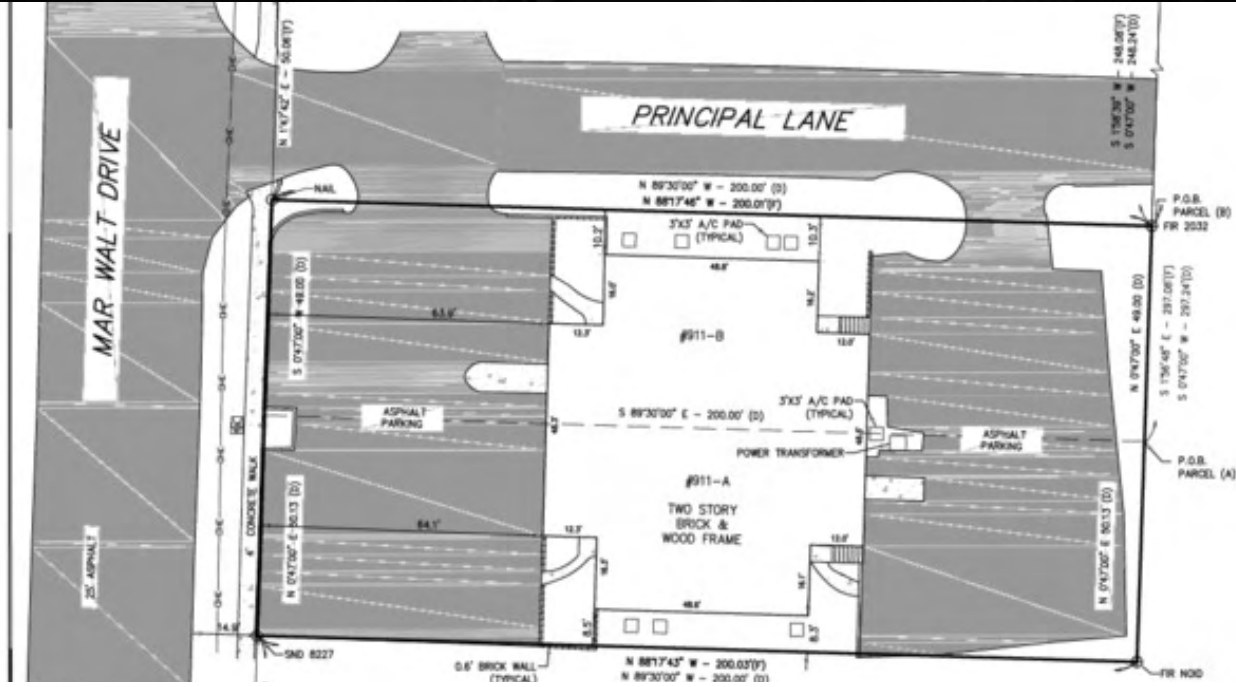
Excellent mixed-use medical office leasing opportunity in Fort Walton Beach, FL. The freestanding office building is centrally located in the Fort Walton Beach & Mary Esther markets located just minutes from Fort Walton Beach Medical Center, medical offices, and Choctaw High School. The 9984. office building contains 4,992 square feet of mixed-use medical office space. There are two first-floor office units available that are comprised of 2,496 SF each, which can be leased for a total of 4,992 SF. The site has excellent access on Mar Walt Drive which is near the highly trafficked intersection of Racetrack Rd and Beal Pkwy (AADT). The site is minutes to numerous national retailers, restaurants, and other businesses, such as Ross Dress For Less, Ulta, Five Below, West Marine, Winn-Dixie, Party City, Buffalo Wild Wings, Five Guys, Starbucks, Firehouse Subs, and many more.

PROPERTY HIGHLIGHTS

- Freestanding medical office available
- Up to 4,992 SF of medical or mixed-use space for lease
- Located near Fort Walton Beach Medical Center and numerous businesses

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,496 - 4,992 SF
Lot Size:	0.46 Acres
Building Size:	9,984 SF
Zoning	C3
Property Type	Office
Traffic Count	26,500



THIS SURVEY IS CERTIFIED TO:
HALL & RUNNELS
BANCORPSOUTH BANK, ISAOA ATIMA
POPPELL BUSINESS GROUP LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

PARCEL I.D.#
34-18-24-0000-0053-0030

DESCRIPTION (AS FURNISHED):
PARCEL (A)

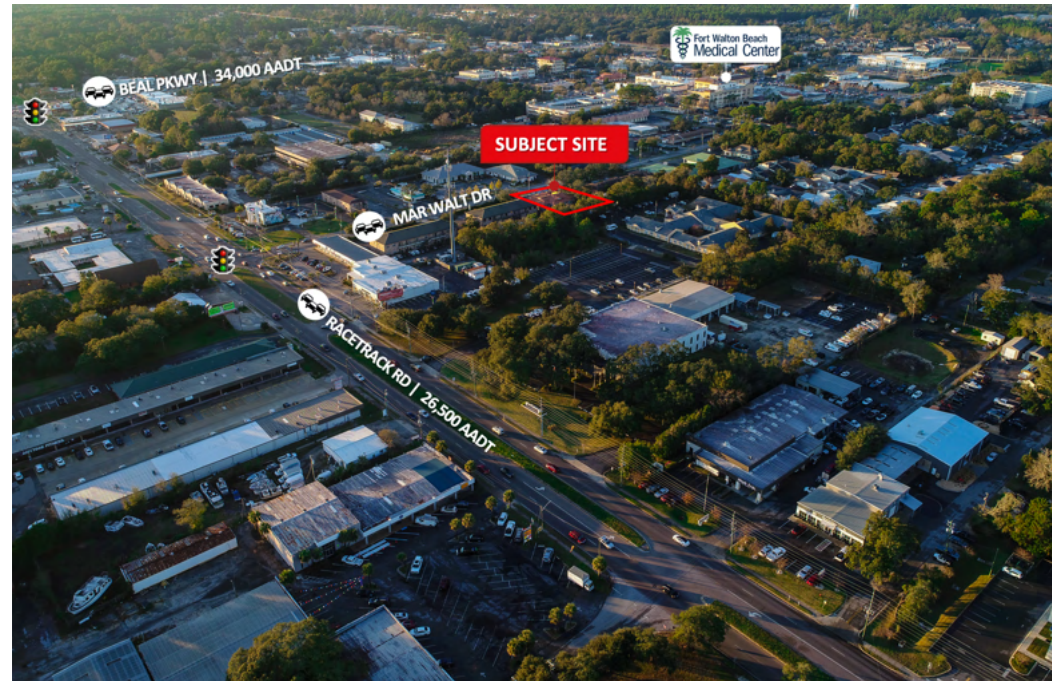
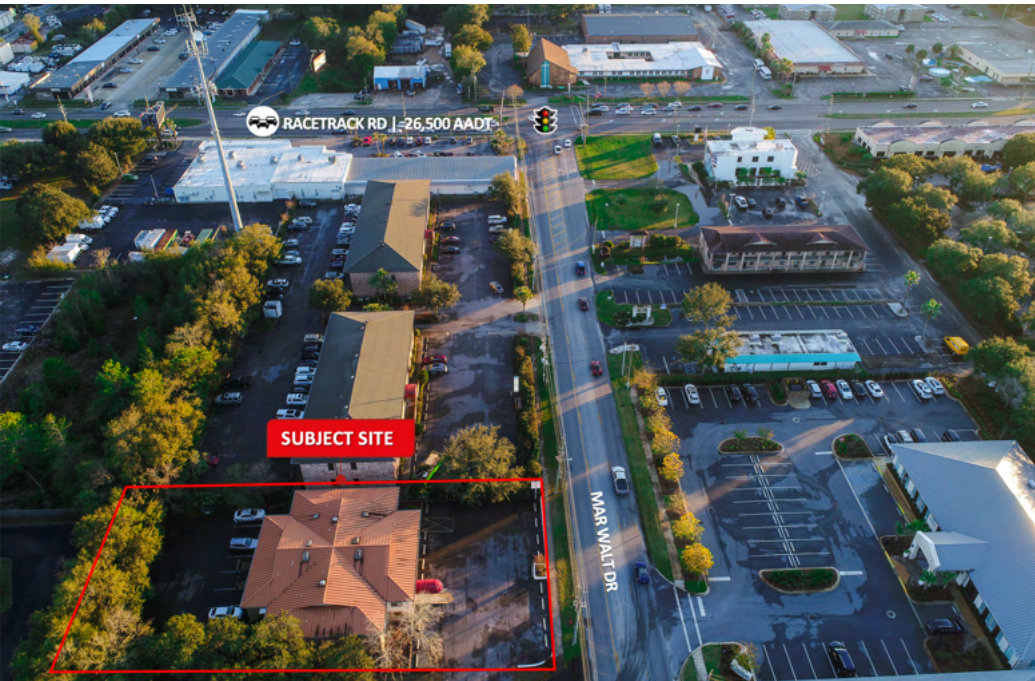
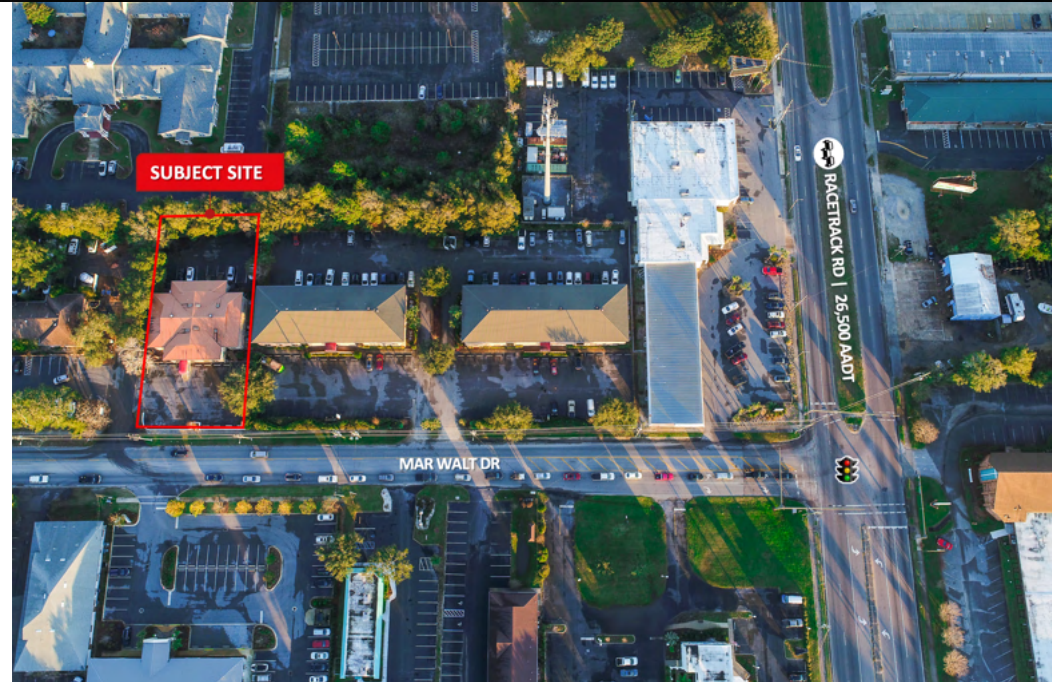
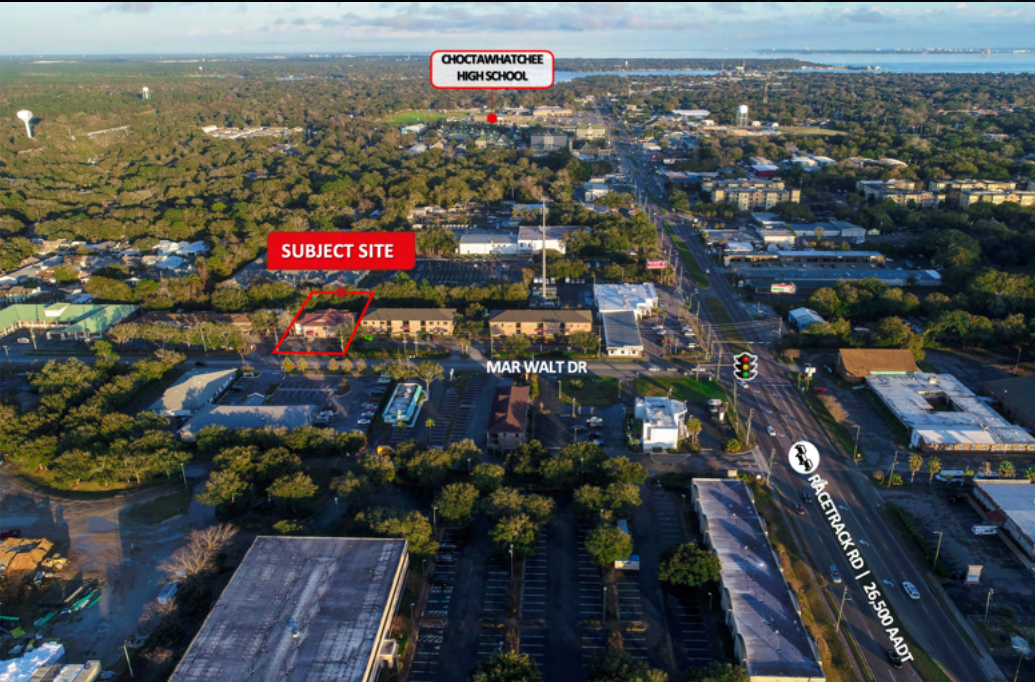
BEGIN AT A CONCRETE MONUMENT ON THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 0°47 WEST ALONG THE EAST LINE OF SECTION 34, 1767.53 FEET; THENCE NORTH 89°30' WEST

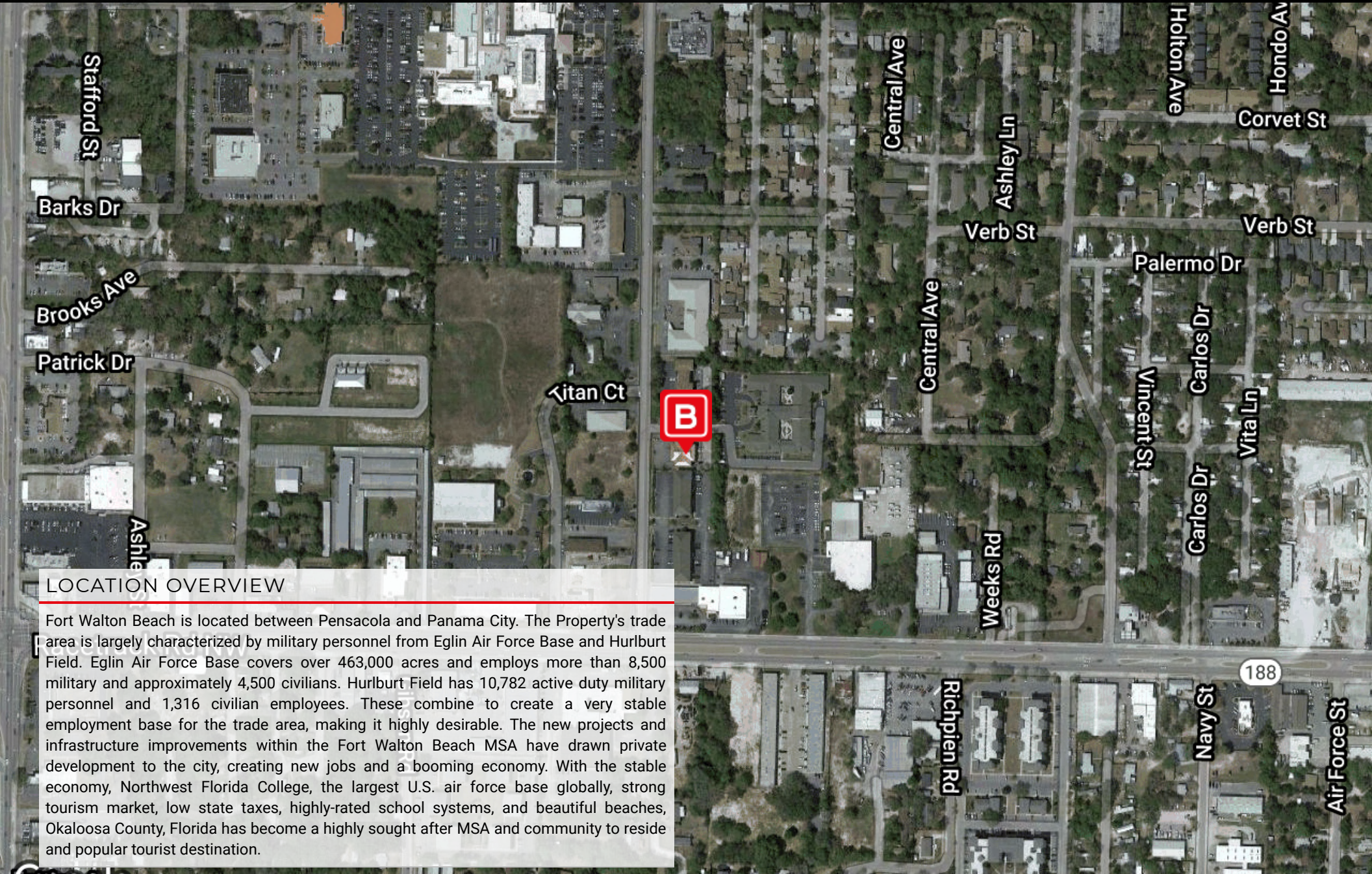
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,496 - 4,992 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
911 Mar Walt Drive	Available	2,496 - 4,992 SF	NNN	\$18.00 SF/yr
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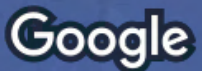
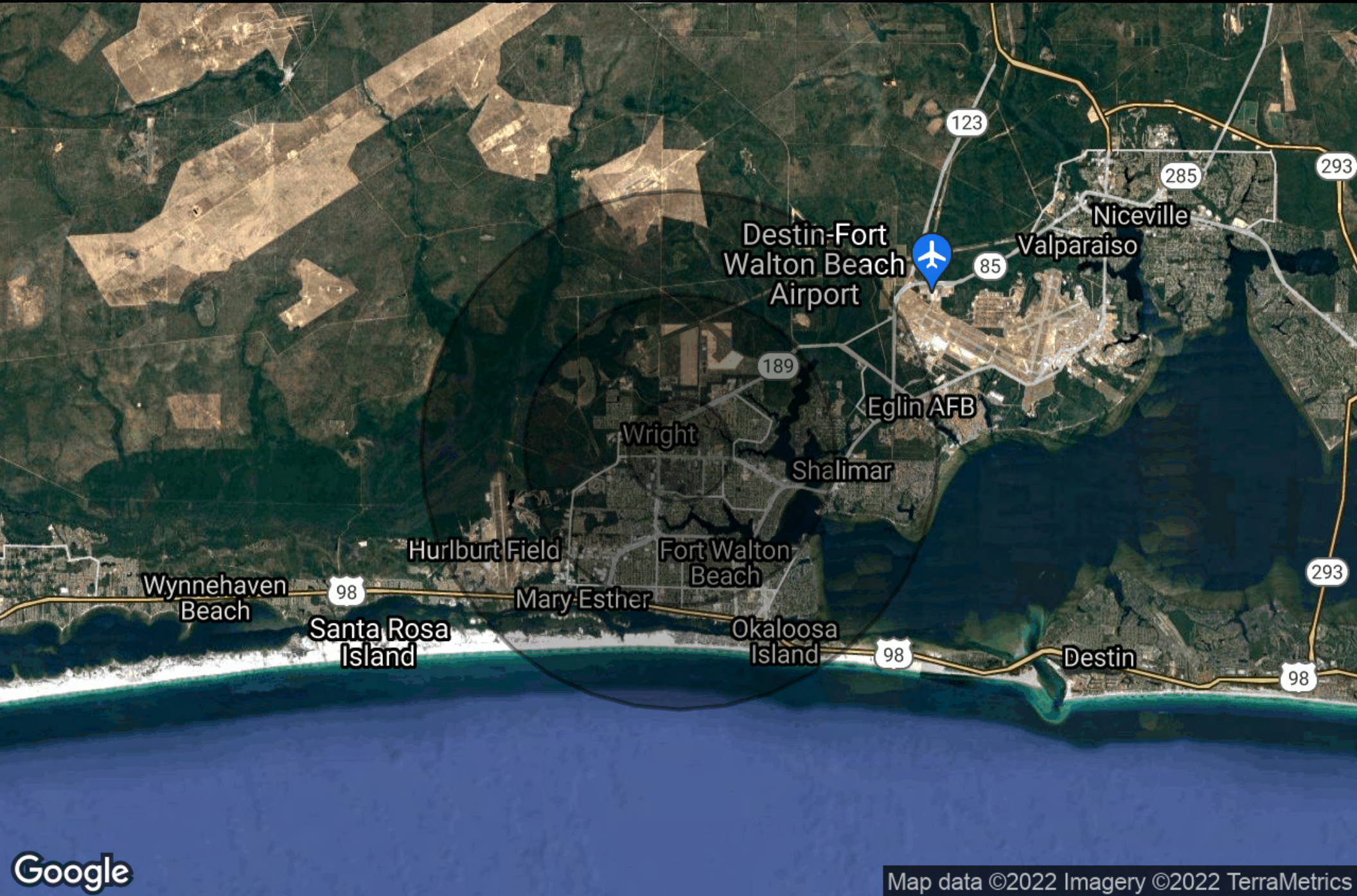
LOCATION OVERVIEW

Fort Walton Beach is located between Pensacola and Panama City. The Property's trade area is largely characterized by military personnel from Eglin Air Force Base and Hurlburt Field. Eglin Air Force Base covers over 463,000 acres and employs more than 8,500 military and approximately 4,500 civilians. Hurlburt Field has 10,782 active duty military personnel and 1,316 civilian employees. These combine to create a very stable employment base for the trade area, making it highly desirable. The new projects and infrastructure improvements within the Fort Walton Beach MSA have drawn private development to the city, creating new jobs and a booming economy. With the stable economy, Northwest Florida College, the largest U.S. air force base globally, strong tourism market, low state taxes, highly-rated school systems, and beautiful beaches, Okaloosa County, Florida has become a highly sought after MSA and community to reside and popular tourist destination.

FORT WALTON BEACH, FL

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Map data ©2022 Imagery ©2022 TerraMetrics

Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4511/-86.6317

911 Mar Walt Dr Fort Walton Beach, FL 32547	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	14,935	55,776	77,628
2026 Projected Population	16,349	60,953	84,861
2020 Census Population	14,456	54,573	76,848
2010 Census Population	12,620	48,820	67,480
Projected Annual Growth 2021 to 2026	1.9%	1.9%	1.9%
Historical Annual Growth 2010 to 2021	1.7%	1.3%	1.4%
2021 Median Age	33.7	37.2	37.4
Households			
2021 Estimated Households	6,529	23,284	32,640
2026 Projected Households	6,704	23,836	33,431
2020 Census Households	6,323	22,835	32,281
2010 Census Households	5,572	20,639	28,726
Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	1.6%	1.2%	1.2%
Race and Ethnicity			
2021 Estimated White	57.8%	63.1%	64.1%
2021 Estimated Black or African American	14.2%	12.9%	12.1%
2021 Estimated Asian or Pacific Islander	3.9%	4.2%	4.1%
2021 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.6%
2021 Estimated Other Races	23.3%	19.2%	19.1%
2021 Estimated Hispanic	21.2%	15.2%	14.4%
Income			
2021 Estimated Average Household Income	\$59,261	\$74,386	\$76,514
2021 Estimated Median Household Income	\$52,903	\$58,931	\$62,244
2021 Estimated Per Capita Income	\$26,074	\$31,185	\$32,431
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.6%	3.2%
2021 Estimated Some High School (Grade Level 9 to 11)	6.5%	5.5%	5.0%
2021 Estimated High School Graduate	29.3%	26.2%	25.2%
2021 Estimated Some College	23.2%	25.9%	25.3%
2021 Estimated Associates Degree Only	11.1%	10.6%	10.6%
2021 Estimated Bachelors Degree Only	18.2%	17.9%	19.2%
2021 Estimated Graduate Degree	8.2%	10.3%	11.6%
Business			
2021 Estimated Total Businesses	909	3,233	4,883
2021 Estimated Total Employees	7,232	26,356	49,105
2021 Estimated Employee Population per Business	8.0	8.2	10.1
2021 Estimated Residential Population per Business	16.4	17.3	15.9

**HARRY BELL JR.****Managing Broker**

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FL #BK3026917

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
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