

BELLCORE

COMMERCIAL



BUILD TO SUIT OUTPARCEL AVAILABLE

5375 HWY 90 , PACE, FL 32571



PROPERTY DESCRIPTION

+/- 10-Acre Outparcel Available in Pace, Florida. Located in the primary trade area, the site is an ideal location for a restaurant or retail user. The property is located along US Hwy 90, which experiences over 37,000 vehicles per day. Retailers in the trade area include Wal-Mart, Target, TJ Maxx, Home Depot, Publix, Office Depot, Shoe Carnival, Dollar Tree, Lowes, Rent a Center, Chic Fil A, Whataburger, Ruby Tuesday, AT&T, and Murphy Oil. The Pace community is conveniently located midway between the Pensacola and Milton areas, which are home to two of the busiest Naval Air bases in the country, NAS Pensacola and NAS Whiting Field. The Pace community has a large military presence, and a large population of personnel resides in this immediate area. The site is close proximity to shopping, national retailers, restaurants, top-rated schools and colleges, health systems, parks, beautiful beaches, shopping, and entertainment.

PROPERTY HIGHLIGHTS

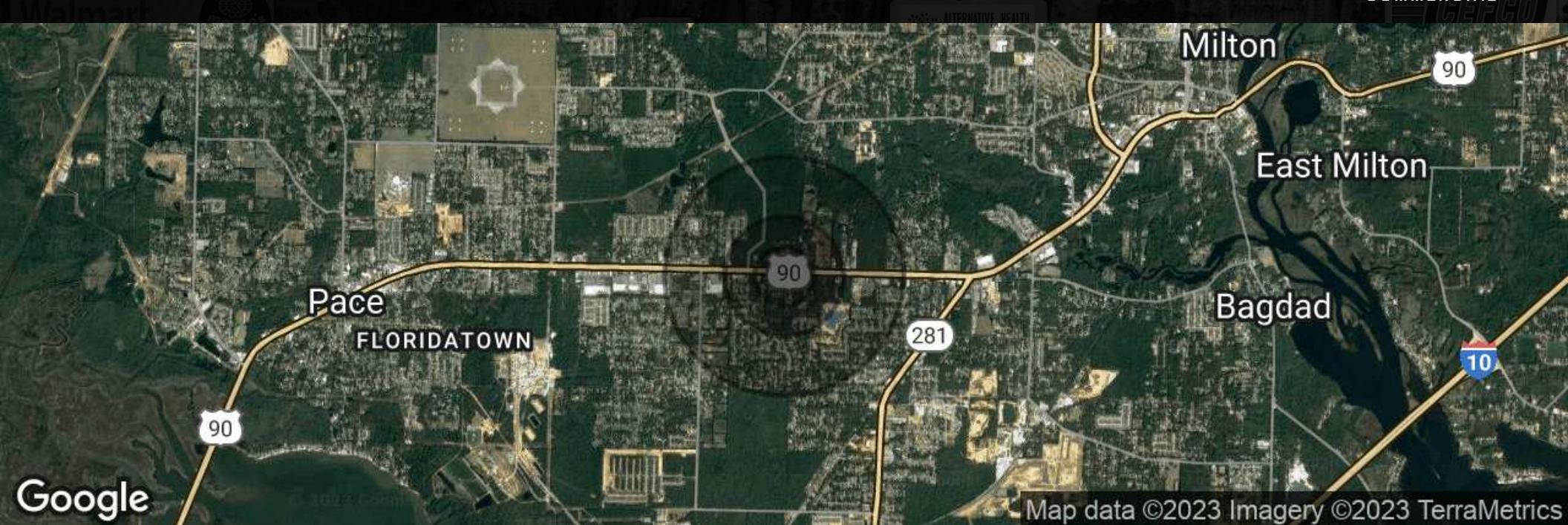
- +/ - 10-Acre Outparcel Available in Pace, FL
- Approximately 300" of frontage along Hwy 90
- Nearby Retailers include Wal-Mart Supercenter, Target, Aldi, Publix, Home Depot, Lowes, Dick's, Office Depot, Michael's, Ulta, Dollar Tree, Discount Tires, Tidal Wave Auto Spa, Take 5 Oil Change, Chic-fil-A, Whataburger, KFC, Panera, IHOP, Waffle House, and many more

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10 Acres
Lot Size:	9.62 Acres
Zoning	HCD
Property Type	Land
Traffic Count	37,000







POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	355	1,375	4,650
Average Age	35.4	35.2	34.4
Average Age (Male)	38.1	37.5	35.8
Average Age (Female)	35.1	35.5	36.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	477	1,683
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$77,136	\$76,663	\$74,171
Average House Value	\$123,565	\$123,998	\$129,722

* Demographic data derived from 2020 ACS - US Census



HARRY BELL JR.

Managing Broker

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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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