

BELLCORE
COMMERCIAL



402 MARY ESTHER CUT OFF NW

FORT WALTON BEACH, FL 32548



PROPERTY DESCRIPTION

Explore the potential of this exceptional property offering prime restaurant space for lease in Fort Walton Beach, FL. With its modern design and versatile layout, the property allows businesses to customize their space according to their unique needs. It is positioned perfectly, boasting ample parking, high visibility, and easy access. The property's dynamic location and impressive curb appeal make it an excellent choice for restaurants looking to establish or expand their presence in this thriving area.

PROPERTY HIGHLIGHTS

- Prime corner lot with high visibility and strong traffic counts
- Ample parking lot with ±61 spaces for customers and staff
- Excellent location near major intersections and shopping centers, driving high foot traffic

OFFERING SUMMARY

Lease Rate:	\$42.00 SF/yr (NNN)
Available SF:	5,145 SF
Zoning	CG
Property Type	Retail
Traffic Count	32,500

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,002	25,924	32,347
Total Population	12,330	60,338	76,424
Average HH Income	\$84,562	\$83,509	\$89,596





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Bath & Body Works tropical CAFE
THE VITAMIN SHOPPE TJ-maxx
Office DEPOT OfficeMax Publix
BAM! Petland

Michaels
HIBBETT
SPORTS

WHATABURGER
AutoZone

MURPHY
USA

SHERWIN-WILLIAMS

U-HAUL

Starbucks

verizon

Ruby Tuesday

O'Reilly
AUTO PARTS

MITSUBISHI
MOTORS

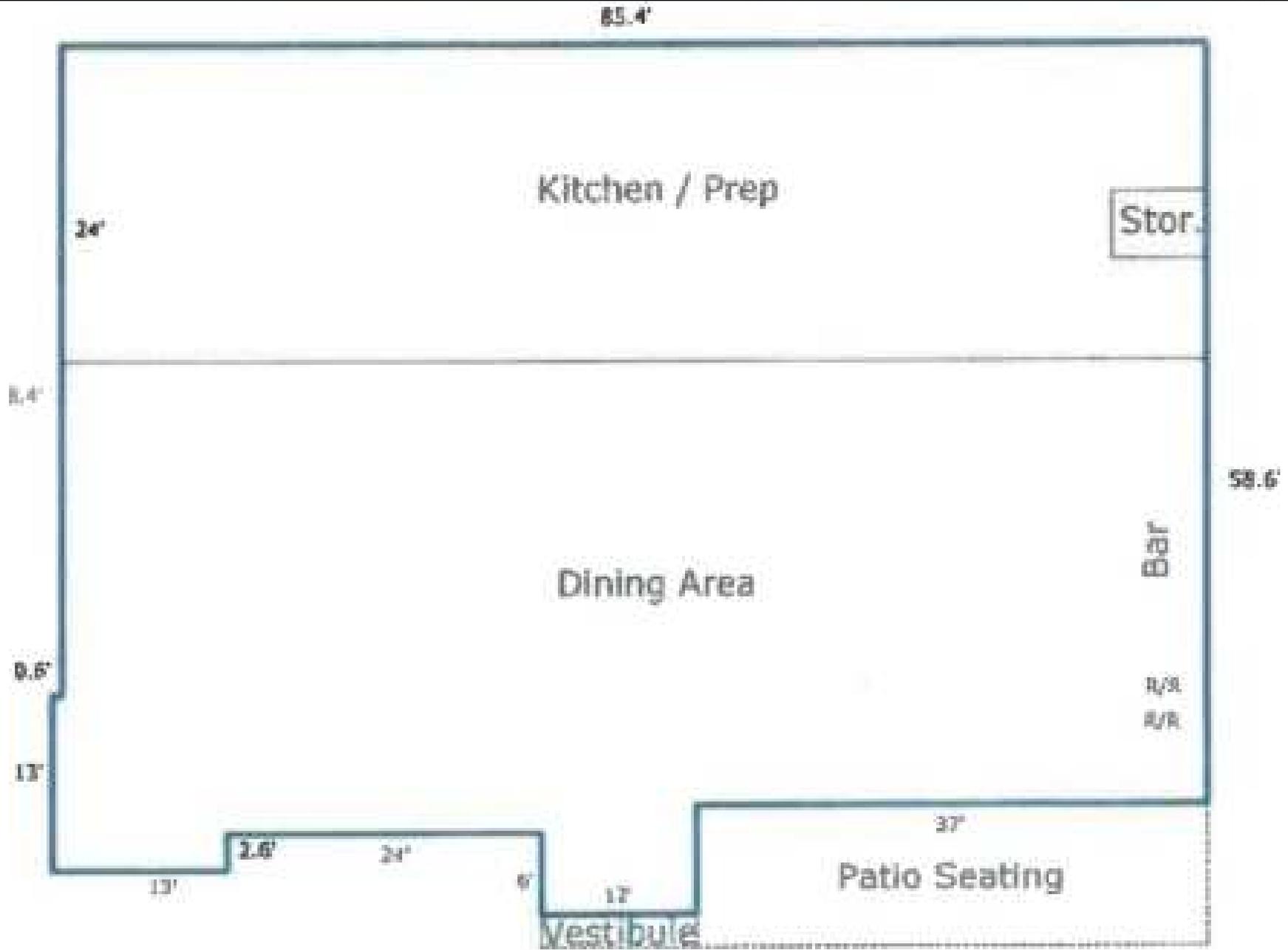
TOMMY'S
CAR WASH

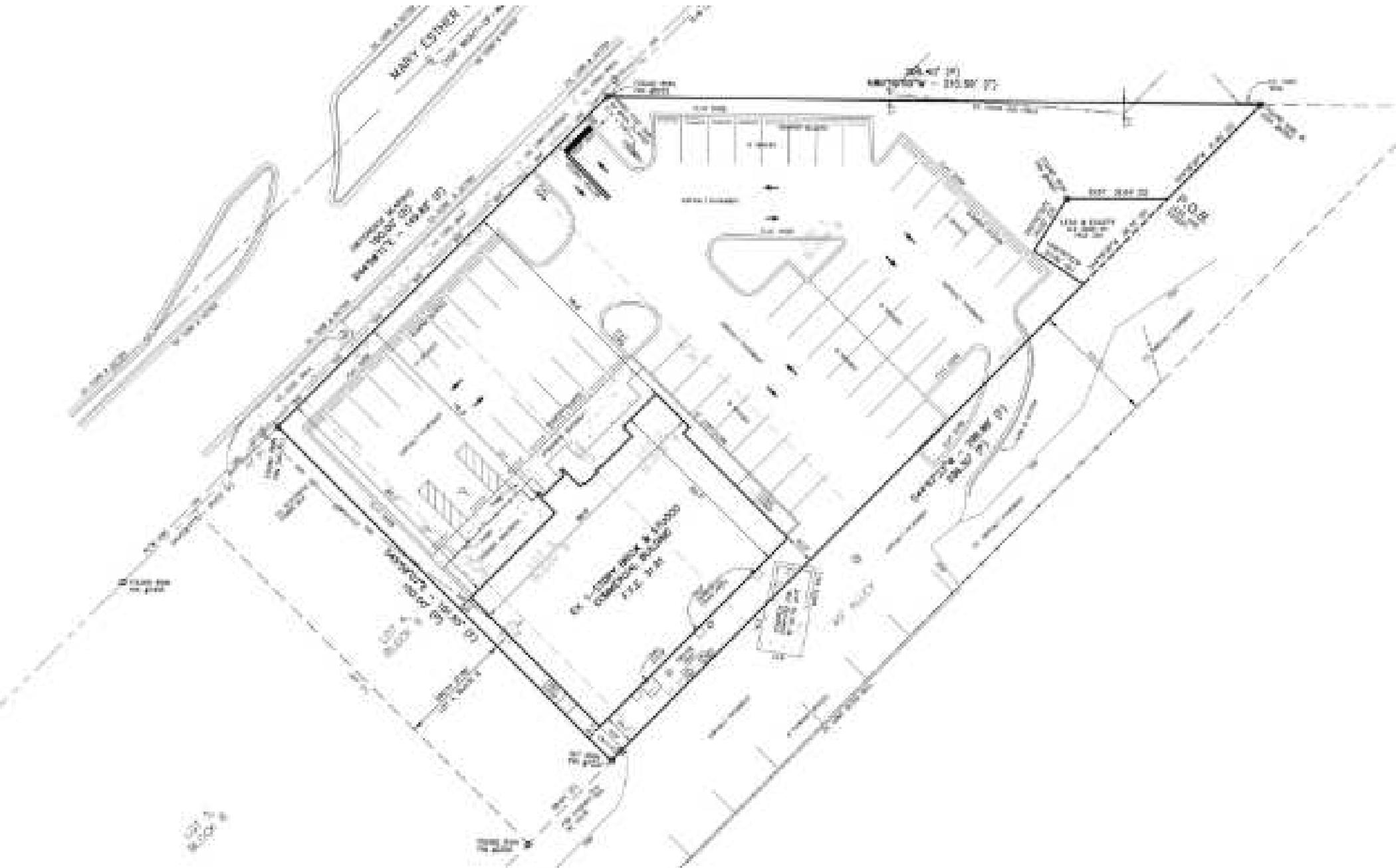
CRIPOTE
PET CAR GROOMING

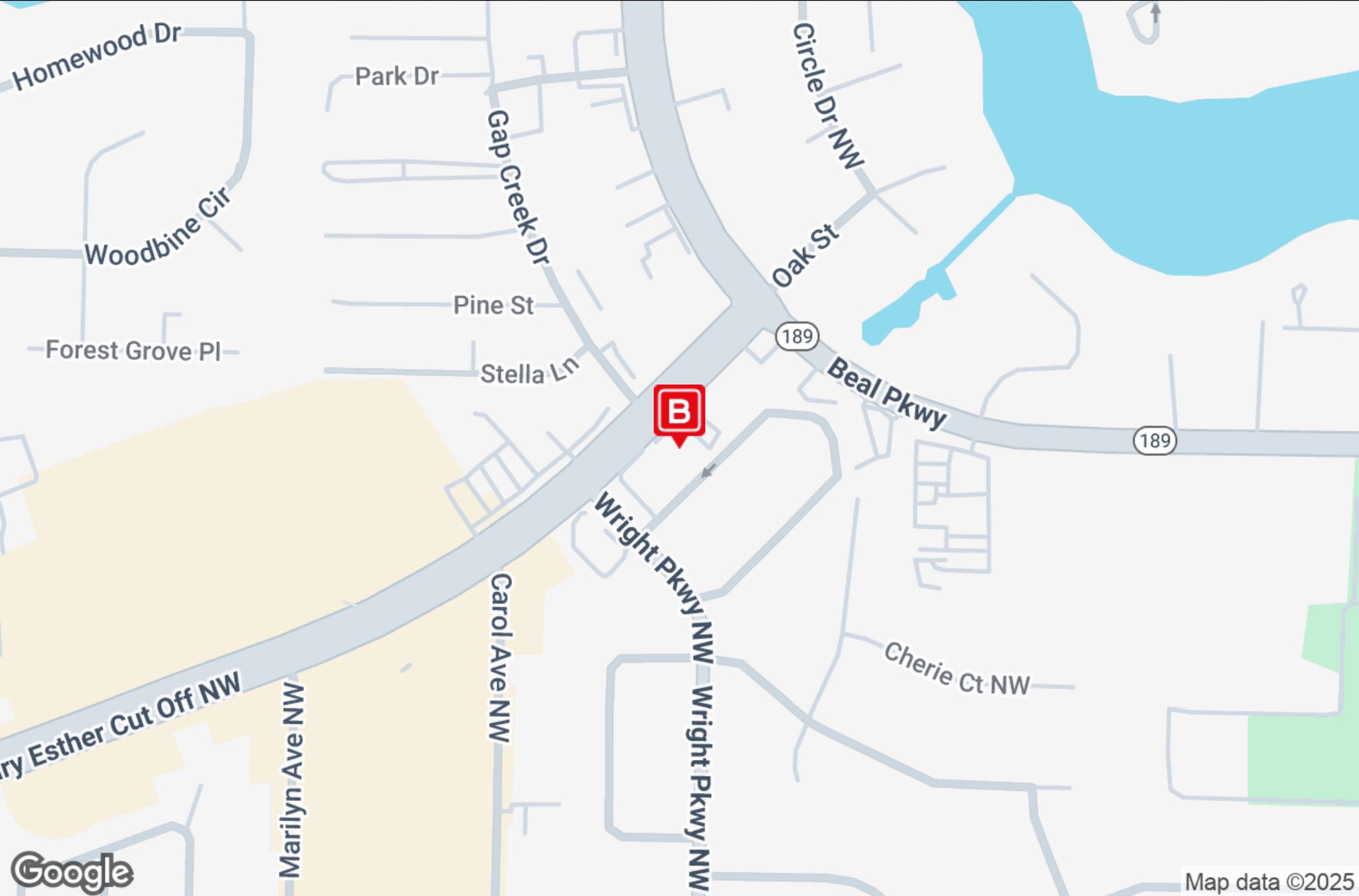
golden corral
BULLET & DRILL

Walgreens

MATTRESS FIRM



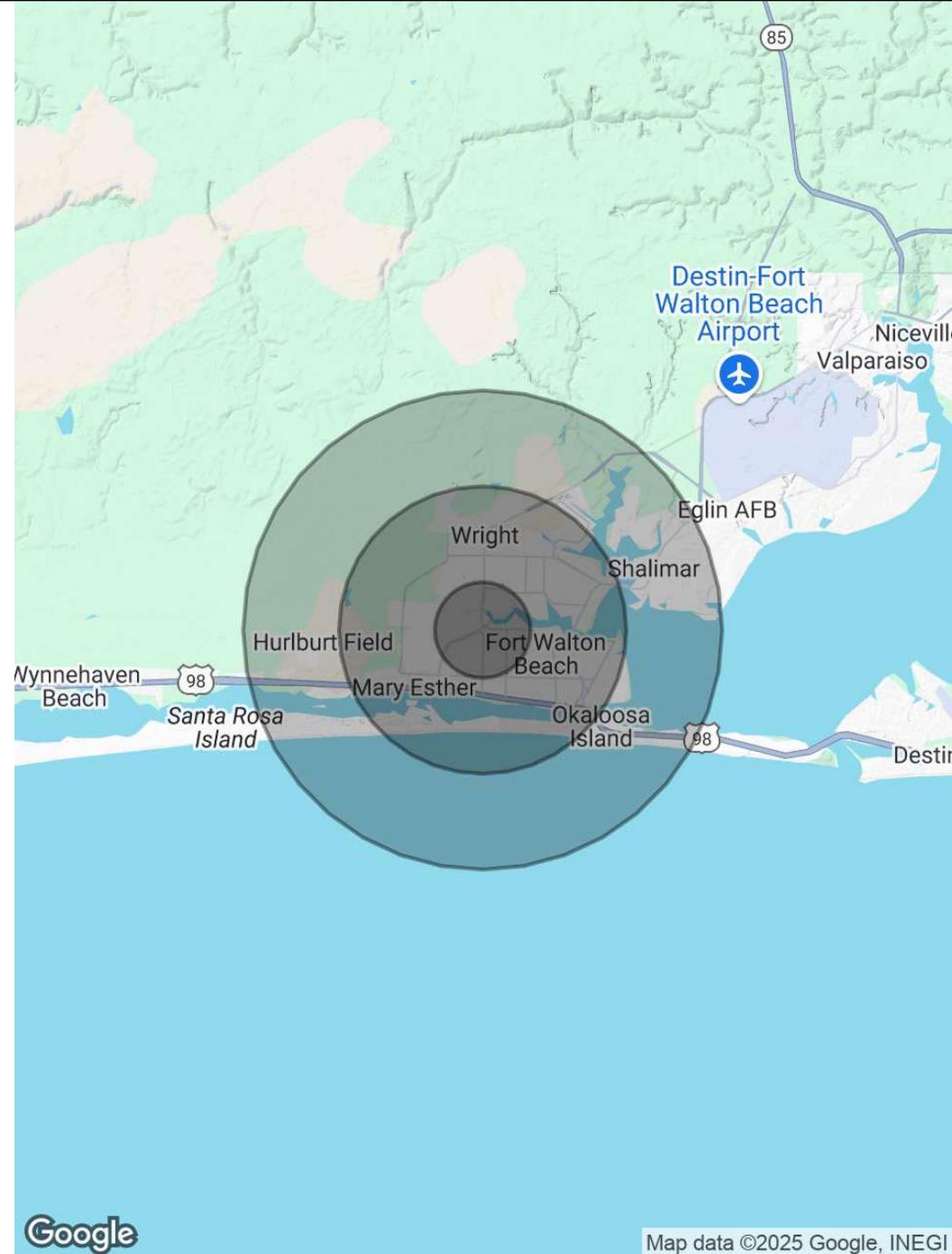




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,330	60,338	76,424
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,002	25,924	32,347
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$84,562	\$83,509	\$89,596
Average House Value	\$371,862	\$356,993	\$387,640

Demographics data derived from AlphaMap





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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