

BELLCORE

COMMERCIAL



FLEX SPACE COMING SOON

710 EGLIN PKWY NE, FORT WALTON BEACH, FL 32547



PROPERTY DESCRIPTION

Pre-Leasing Flex Retail Coming Soon at 710 Eglin Pkwy, Ft. Walton Beach, FL. The property is located at the intersection of Eglin Pkwy and Racetrack Rd NE in Fort Walton Beach. The property has excellent visibility and exposure on the main arterial in Fort Walton Beach, Eglin Pkwy, which experiences over 46,000 vehicles per day. Fort Walton Beach is a popular tourist destination and home to Eglin Air Force Base.

PROPERTY HIGHLIGHTS

- Highly desirable retail space located in Ft Walton Beach
- Excellent close-by tenant mix with CVS, Ronny's Car Wash, & Publix.
- Excellent visibility and exposure on the highly trafficked Eglin Pkwy (46,000 VDP)

OFFERING SUMMARY

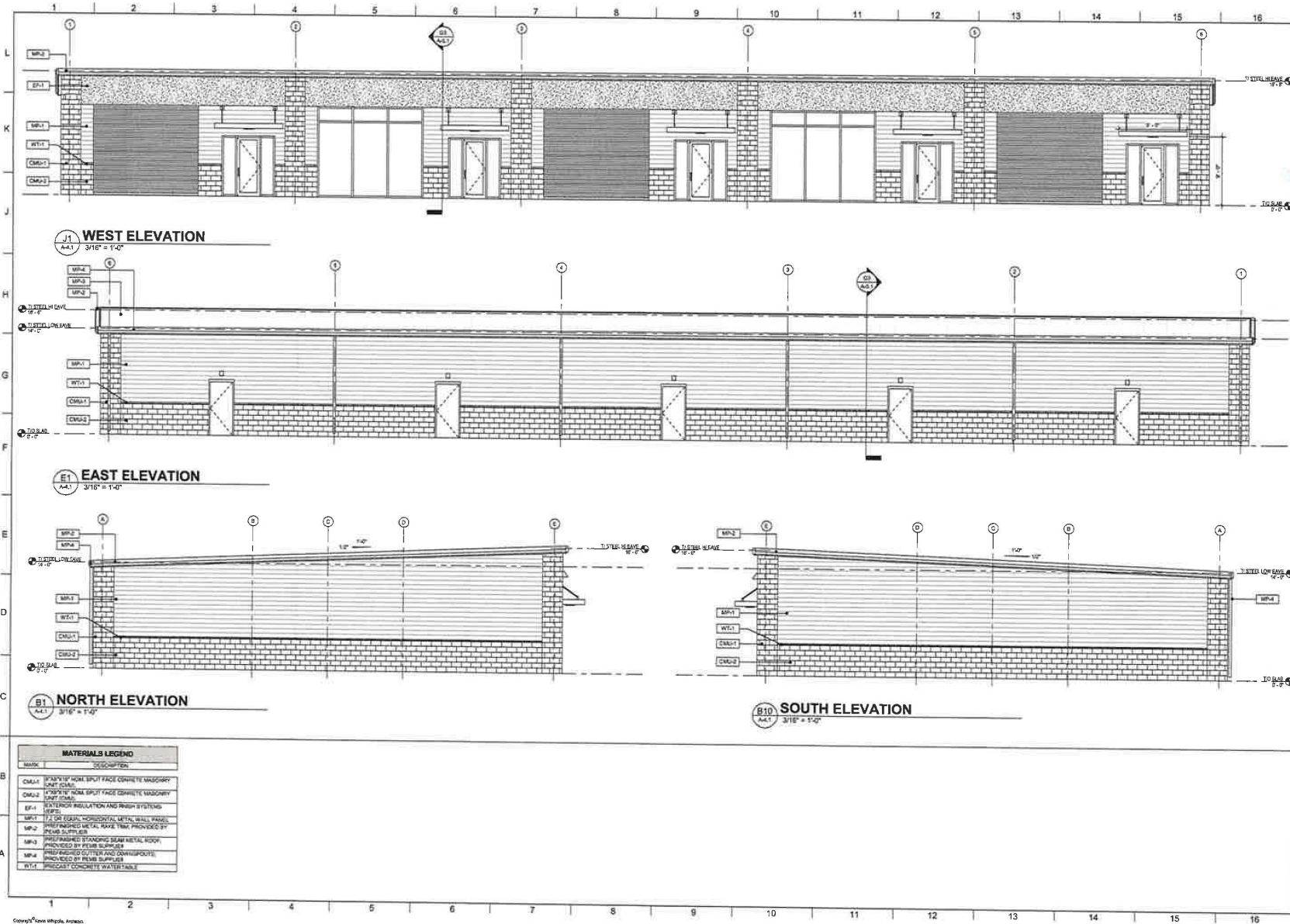
Lease Rate:	Negotiable
Lot Size:	1.52 Acres
Zoning	C-3
Property Type	Land
Traffic Count	46,000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,327	34,490	61,106
Total Population	6,917	73,313	119,327
Average HH Income	\$76,126	\$66,668	\$65,984

ADDITIONAL PHOTOS







KEVIN WHIPPLE, ARCHITECT
125 P. Rickman Industrial Dr. Suite 100, Camen, GA 30116 (770) 845-6799

For Review
04/04/2023 12:23:33 PM

JOB:	23-018
DATE:	04/04/23
DRW:	KRM
CHK:	MPK
REV:	
NO.	DESCRIPTION
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**FLEX OFFICE / WAREHOUSE SHELL
BUILDING 100**
1238 N. HILL ROAD W.
FORT GAINES, GA 31807

EXTERIOR ELEVATIONS

A-4.1
DATE: 04.04.2023







Hurlburt Field

Lowe's
 Kohl's
 Walmart Supercenter
 Winn/Dixie
 PepBoys
 Chick-fil-A
 Sam's Club
 Walgreens

Dollar Tree
 Publix
 PepBoys
 CVS pharmacy

McDonald's
 Sonic
 Dollar General

Eglin Pkwy
46,000 VPD

Verizon
 Tj-max
 Starbucks
 AutoZone
 U-Haul
 Publix
 Bealls

Dollar Tree
 Ashley
 Arby's

AT&T
 Starbucks
 McDonald's
 Dunkin'
 Dollar General
 Regions
 Navy Federal Credit Union
 Panera
 Piggly Wiggly

Dunkin'
 Bedcocks & More
 Walgreens
 Firehouse Subs

Hollywood Blvd
9,600 VPD

Ross
 Party City
 West Marine
 Bank of America
 COX
 AT&T
 PNC
 ULTA
 Winn/Dixie
 Five Guys
 Dunkin'
 Massage Envy

McDonald's
 Verizon
 Regions
 Tire Plus
 Papa John's
 JJ's

Miracle Strip Hwy
30,500 VPD

CVS pharmacy
 Dollar Tree
 Starbucks
 Circle K
 Target

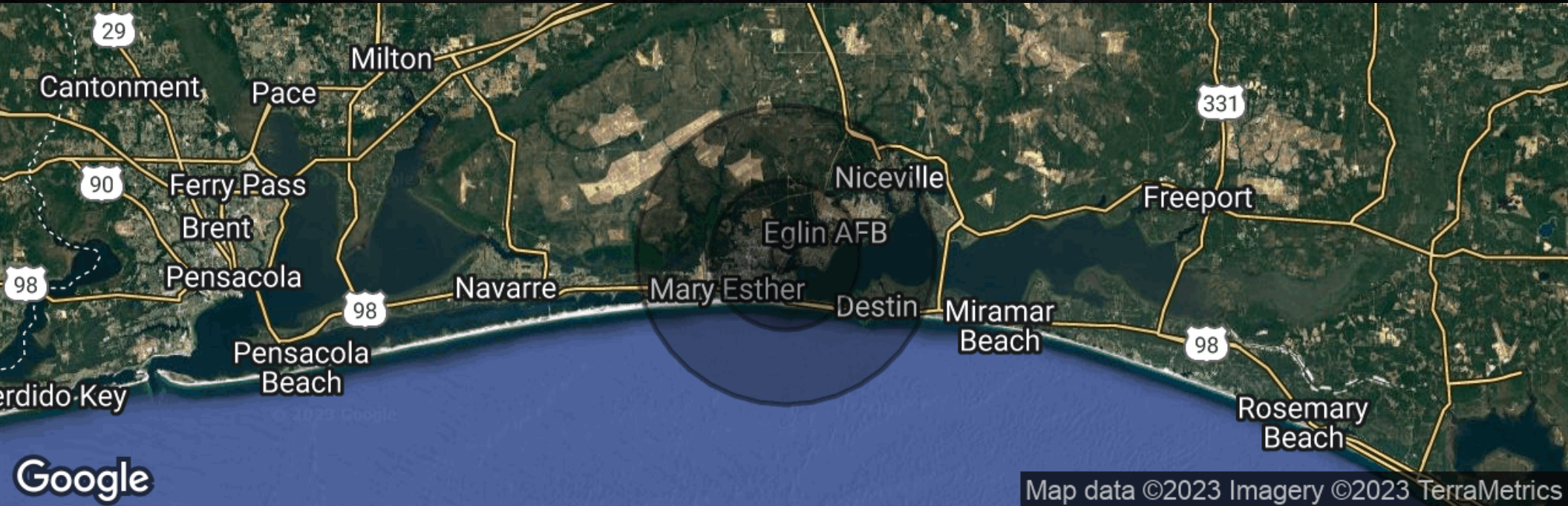
Publix
 Family Dollar
 Shell
 Circle K
 PepBoys

Okaloosa Island

Gulfarium Marine Adventure Park



Hollywood Blvd
9,600 VPD



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,917	73,313	119,327
Average Age	40.1	39.6	39.2
Average Age (Male)	39.0	37.2	37.4
Average Age (Female)	40.8	41.7	40.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,327	34,490	61,106
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$76,126	\$66,668	\$65,984
Average House Value	\$253,415	\$210,060	\$242,079

* 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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