



778 BEAL PKWY

778 BEAL PKWY, FORT WALTON BEACH, FL 32547



PROPERTY DESCRIPTION

Rare, freestanding retail opportunity in Fort Walton Beach, Florida! The property is ideally located in the core retail trade area for the Fort Walton Beach/Mary Esther, FL markets. The property features 4,500 SF of retail space available for lease and is co-tenanted by Eyeglass World. Mattress Firm previously occupied the space and would be a great move-in-ready space for a retail user. The 9,000 SF retail building is situated on a 1.05-acre outparcel adjacent to Lowe's. The site has ample parking and has shared cross-assess and parking with Lowe's. The property has incredible visibility and prominent pylon signage off of the highly trafficked Beal Pkwy, which experiences over 42,500 cars per day in front of the site. Santa Rosa Mall, Uptown Station, and numerous national retailers are located within minutes of the property. National retailers and businesses nearby include Walmart, Sam's Club, Home Depot, Winn Dixie, Publix, Bealls,T.J. Maxx, Books a Million, Petland, Old Navy, Dillard's, Target, Sears, Hibbett Sports, Sam's Club, Panera Bread, Starbucks, and many others. The Landlord would consider subdividing depending on the proposed use and terms.

PROPERTY HIGHLIGHTS

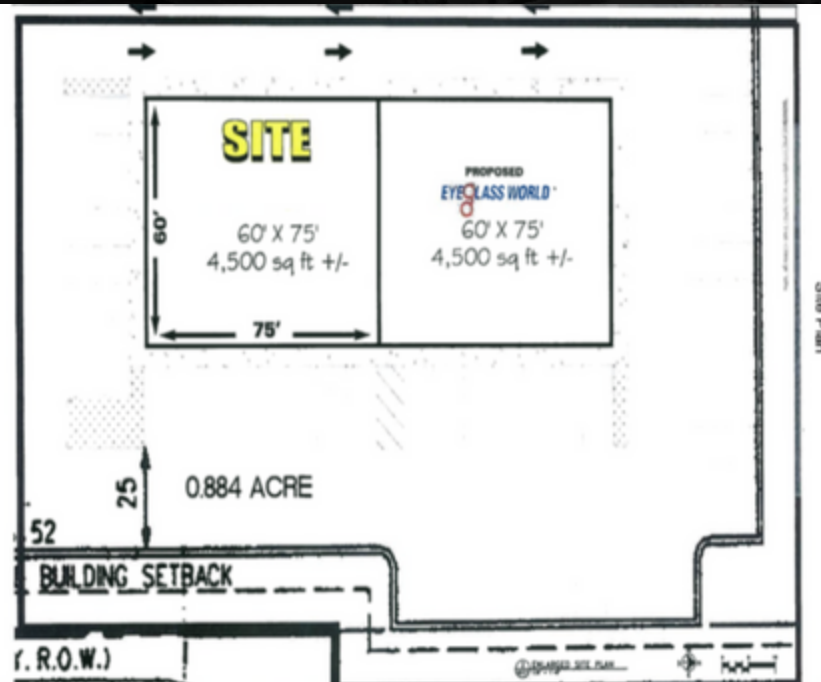
- Rare, freestanding retail opportunity
- Excellent Pylon Signage & Visibility

4,500 SF of retail space available for lease

FOR LEASE | 778 BEAL PKWY

OFFERING SUMMARY

Lease Rate	\$27.00/SF
Available SF	4,500 SF
Lot Size	1.05 Acres
Building Size	9,000 SF
APN	03-2S-24-0000-0195-0050
Zoning	C-3
Property Type	Retail
Traffic Count	42,500



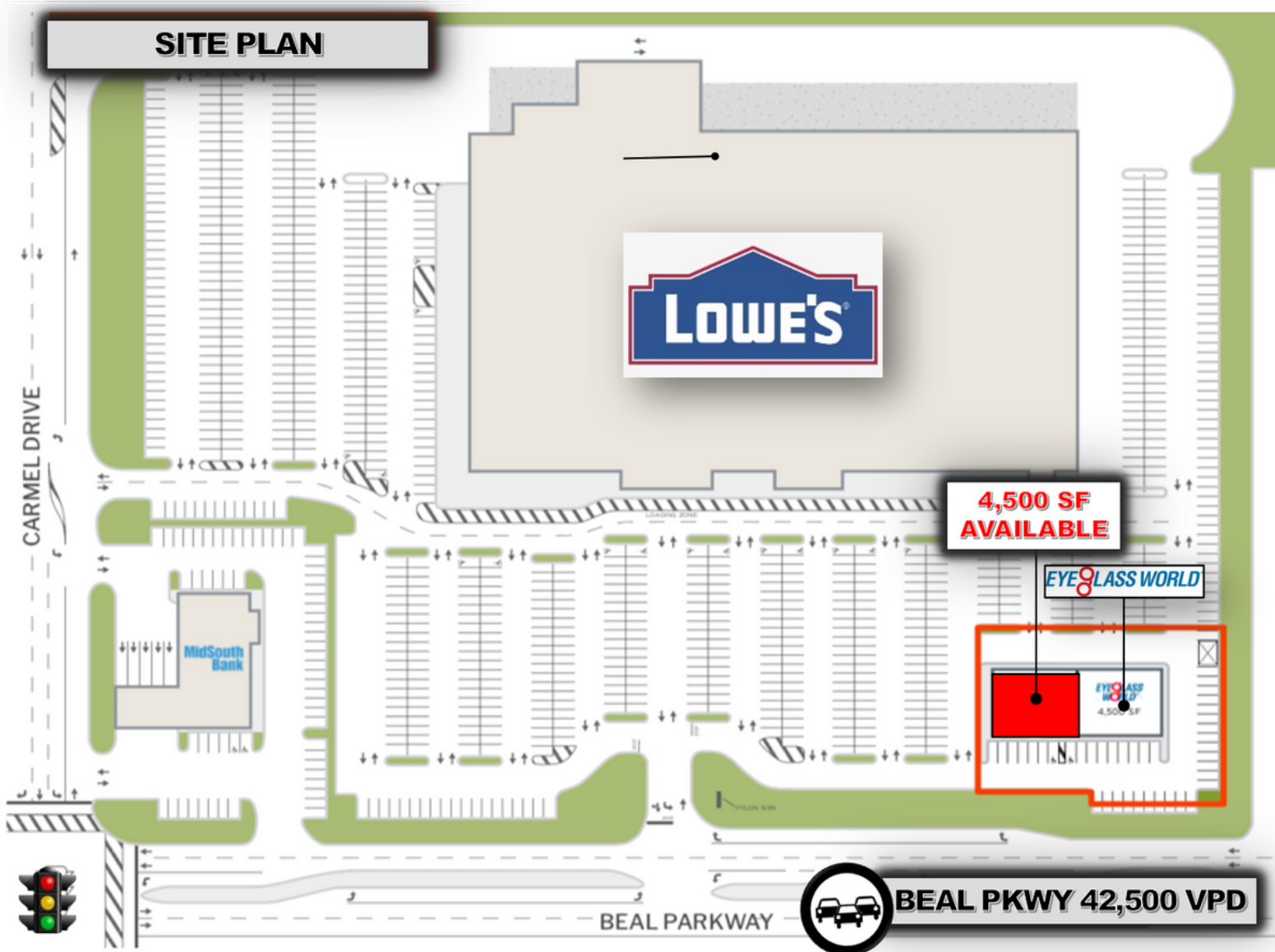
LEASE INFORMATION

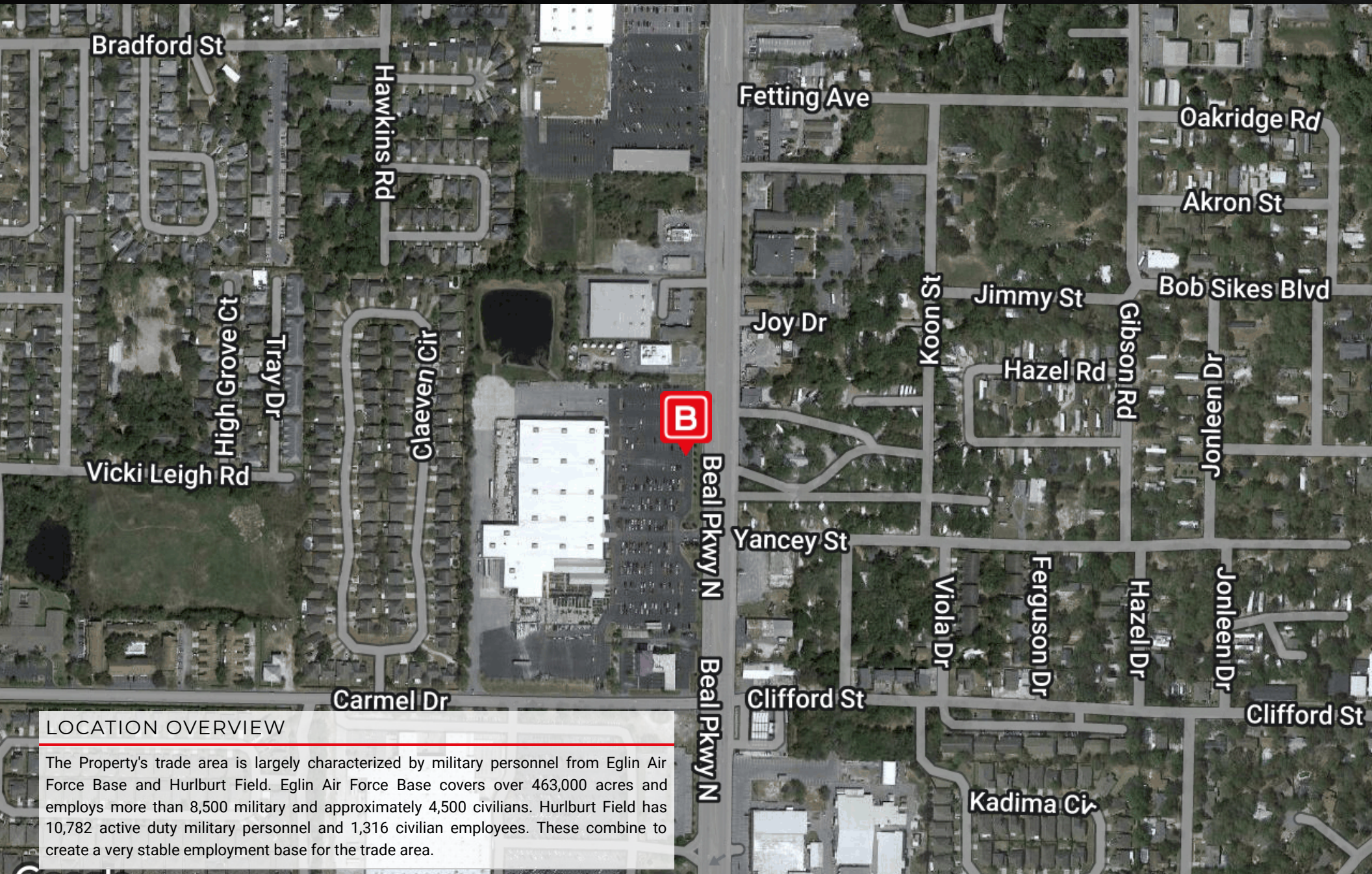
Lease Type	-	Lease Term	Negotiable
Total Space	Fully Leased	Lease Rate	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Former Mattress Firm	-	4,500 SF	NNN	\$27.00 SF/yr

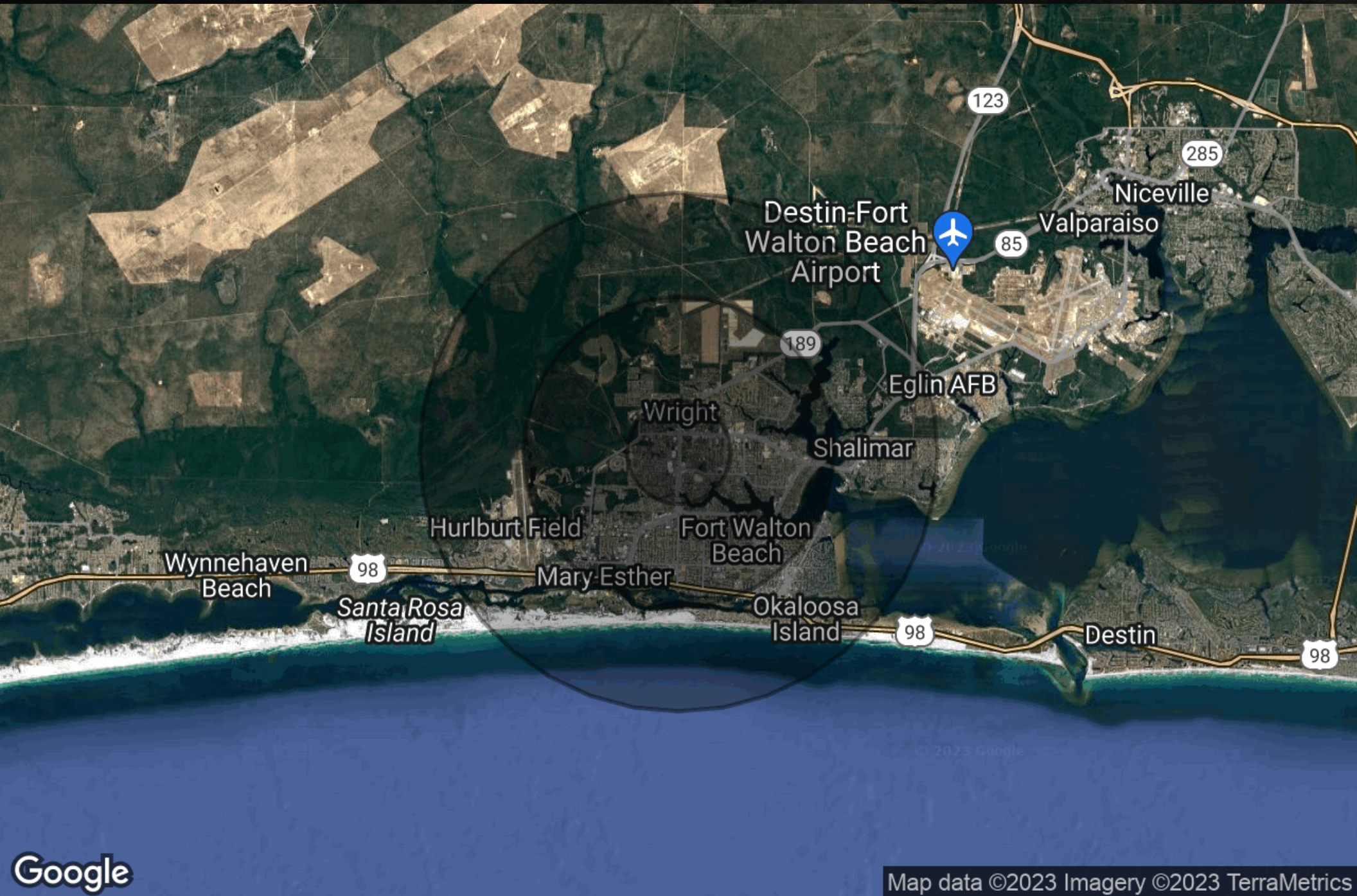






FORT WALTON BEACH, FL

BELLCORE
COMMERCIAL



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4443/-86.6388

RS1

778 Beal Pkwy NW

Fort Walton Beach, FL 32547

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	12,928	54,971	77,458
	2026 Projected Population	13,574	58,684	83,061
	2010 Census Population	11,753	49,738	68,326
	2000 Census Population	10,747	48,706	71,437
	Projected Annual Growth 2021 to 2026	1.0%	1.4%	1.4%
	Historical Annual Growth 2000 to 2021	1.0%	0.6%	0.4%
	2021 Median Age	34.2	37.0	37.8
HOUSEHOLDS	2021 Estimated Households	5,702	23,227	32,955
	2026 Projected Households	5,754	23,825	34,011
	2010 Census Households	5,191	21,027	28,903
	2000 Census Households	4,613	20,373	29,451
	Projected Annual Growth 2021 to 2026	0.2%	0.5%	0.6%
	Historical Annual Growth 2000 to 2021	1.1%	0.7%	0.6%
RACE AND ETHNICITY	2021 Estimated White	65.3%	69.2%	71.7%
	2021 Estimated Black or African American	16.8%	15.5%	14.0%
	2021 Estimated Asian or Pacific Islander	4.8%	4.5%	4.3%
	2021 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
	2021 Estimated Other Races	12.5%	10.1%	9.4%
	2021 Estimated Hispanic	17.3%	14.1%	13.1%
INCOME	2021 Estimated Average Household Income	\$65,040	\$74,153	\$75,739
	2021 Estimated Median Household Income	\$52,459	\$56,867	\$60,836
	2021 Estimated Per Capita Income	\$28,841	\$31,570	\$32,509
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.6%	3.1%
	2021 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.6%	5.0%
	2021 Estimated High School Graduate	28.9%	26.9%	25.4%
	2021 Estimated Some College	25.4%	26.1%	25.4%
	2021 Estimated Associates Degree Only	11.1%	10.7%	10.7%
	2021 Estimated Bachelors Degree Only	17.9%	17.3%	19.1%
	2021 Estimated Graduate Degree	7.8%	9.7%	11.2%
BUSINESS	2021 Estimated Total Businesses	879	3,451	4,879
	2021 Estimated Total Employees	6,935	29,020	49,092
	2021 Estimated Employee Population per Business	7.9	8.4	10.1
	2021 Estimated Residential Population per Business	14.7	15.9	15.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**HARRY BELL JR.**

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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.

Bellcore Commercial
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