

BELLCORE

COMMERCIAL



UPTOWN STATION - 99 EGLIN PKWY, FT. WALTON BEACH, FL

99 EGLIN PARKWAY, FORT WALTON BEACH, FL 32548



PROPERTY DESCRIPTION

Prime retail and office space available at the 300,000 SF Uptown Station Shopping Center. Uptown Station is the premiere retail shopping destination in the Mary Esther/Fort Walton Beach markets. The power center is centrally located on Eglin Pkwy in Fort Walton Beach. The property has excellent visibility and exposure on the main arterial in Fort Walton Beach, Eglin Pkwy, which experiences over 40,000 vehicles per day. Fort Walton Beach is a popular tourist destination and home to Eglin Air Force Base. Excellent co-tenant mix; tenants include Ross Dress For Less, Ulta, Five Below, West Marine, Winn-Dixie, Buffalo Wild Wings, Five Guys, Starbucks, Firehouse Subs, and many more.

PROPERTY HIGHLIGHTS

- Highly desirable retail or office space location in the desirable Uptown Station Power Center
- Excellent co-tenant mix with tenants Ross, Winn Dixie, Five Below, Ulta, West Marine, Party City, Buffalo Wild Wings, Starbucks, McAlister's Deli
- Excellent visibility and exposure on the highly trafficked Eglin Pkwy (40,000 AADT)

OFFERING SUMMARY

Lease Rate	\$12.00 - 29.50 SF/yr (NNN)
Available SF	1,041 - 8,210 SF
Total Building Size	300,000 SF
APN	13-2S-24-0000-0008-0000
Zoning	COM
Property Type	Retail Power Center
Traffic Count	40,000
Market	Fort Walton Beach



AVAILABLE SPACES

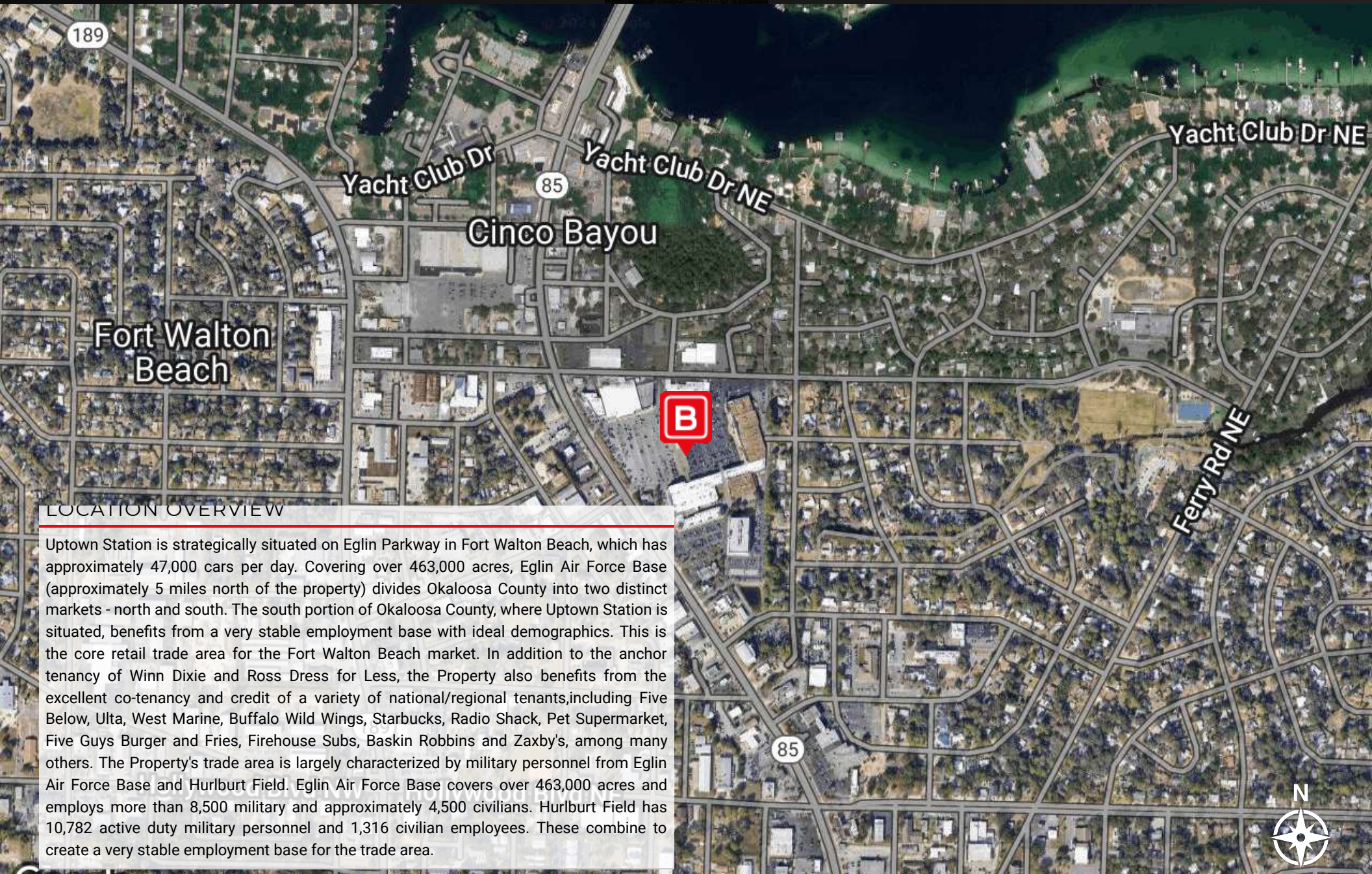
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10	Available	2,283 - 7,311 SF	NNN	\$12.00 SF/yr	10-14 Can be combined for a total of 7311 SF of storage, office, or shop space
11	Available	1,428 - 7,311 SF	NNN	\$12.00 SF/yr	10-14 Can be combined for a total of 7311 SF of storage, office, or shop space
12	Available	1,200 - 7,311 SF	NNN	\$12.00 SF/yr	10-14 Can be combined for a total of 7311 SF of storage, office, or shop space
22A	Available	4,306 SF	NNN	\$14.00 SF/yr	Retail space available
3B	Available	8,210 SF	NNN	\$17.00 SF/yr	Tuesday Morning space coming available with 8,210sf. This space can be combined with Unit 4 for a total of 20,200sf.
5A	Available	2,750 SF	NNN	\$14.00 SF/yr	Retail space available
122 Coming Soon	Available	1,800 SF	NNN	\$23.00 SF/yr	-
114	Available	1,041 SF	NNN	\$29.50 SF/yr	Former Bippy's
32B	Available	6,000 SF	NNN	\$18.50 SF/yr	Coming Soon: Former Rainbow space





Unit 1	Ross Dress for Less	25,600SF
Unit 10	AVAILABLE	2,283SF
Unit 11	AVAILABLE	1,428SF
Unit 113	Total Laundry Services of FWB	1,044SF
Unit 115	Five Guys Burgers and Fries	2,715SF
Unit 115A	Quik Ship	856SF
Unit 116	THP Barber	1,000SF
Unit 117	Tips & Toes Spa	1,000SF
Unit 118/119	AT&T	2,200SF
Unit 12	AVAILABLE	1,200SF
Unit 120	Vapor Planet	1,200SF
Unit 121	Firehouse Subs	1,800SF
Unit 122	COMING SOON	1,800SF
Unit 124-126	Clemenza's at Uptown	3,615SF
Unit 13/14	Suite Lyfe	2,400SF
Unit 15/16	Maxfit Sports Nutrition	2,400SF
Unit 17/18 & 22	Lumber Liquidators	8,094SF
Unit 19/20	Beautiful Nails	2,400SF
Unit 1B/1C	Ulta Beauty	10,383SF
Unit 1D	Five Below	10,513SF
Unit 2	The Anchor Church	11,600SF
Unit 21	Cox Communications	2,895SF
Unit 22A	AVAILABLE	4,306SF
Unit 22B	Tokyo Chinese & Japanese Express	1,180SF
Unit 22C	Fantastic Sam's	985SF

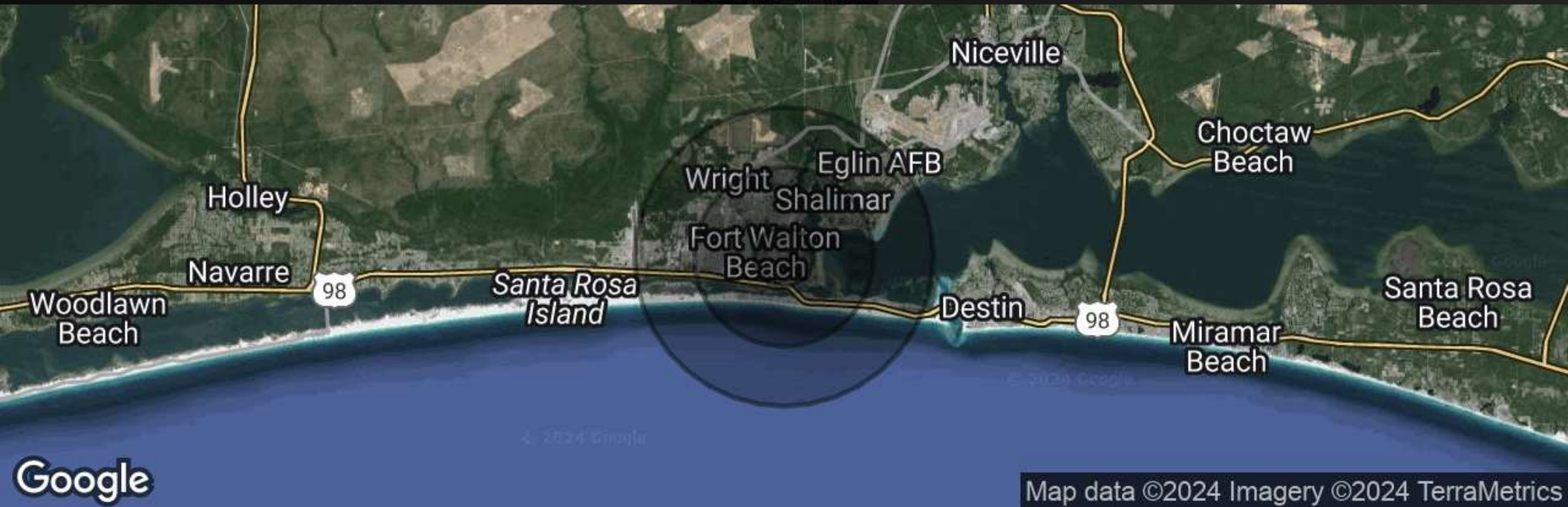
Unit 23/24 & 27	McAlister's Deli	3,950SF
Unit 25	Tuscany Salon	900SF
Unit 26	Car	1,350SF
Unit 28	Advantage Dental Oral Health Center	5,600SF
Unit 28A	Workout Anytime	7,983SF
Unit 32A/33	Pet Supermarket	8,250SF
Unit 32B	AVAILABLE	6,000SF
Unit 34	Thai Ramen Restaurant	2,445SF
Unit 36	Winn-Dixie	48,106SF
Unit 37	The Joint Chiropractic	3,738SF
Unit 38/39	The Craft Bar	4,889SF
Unit 3A	Buffalo Wild Wings	6,000SF
Unit 3B	AVAILABLE	8,210SF
Unit 4	Party City	11,990SF
Unit 42	Mary's Kitchen	3,264SF
Unit 43/45	West Marine	14,287SF
Unit 5A	AVAILABLE	2,750SF
Unit 5B	Massage Envy Spa	4,014SF
Unit 6A/6B	Buddy's Home Furnishings	8,170SF
Unit 6C/7	Kim's Korean Restaurant	4,500SF
Unit 8	The Peach Cobbler Factory	2,540SF
Unit 9	Property Managers Office	1,520SF
Unit 91EG	Baskin Robbins	1,464SF
Unit 95EG	Starbucks	1,750SF



LOCATION OVERVIEW

Uptown Station is strategically situated on Eglin Parkway in Fort Walton Beach, which has approximately 47,000 cars per day. Covering over 463,000 acres, Eglin Air Force Base (approximately 5 miles north of the property) divides Okaloosa County into two distinct markets - north and south. The south portion of Okaloosa County, where Uptown Station is situated, benefits from a very stable employment base with ideal demographics. This is the core retail trade area for the Fort Walton Beach market. In addition to the anchor tenancy of Winn Dixie and Ross Dress for Less, the Property also benefits from the excellent co-tenancy and credit of a variety of national/regional tenants, including Five Below, Ulta, West Marine, Buffalo Wild Wings, Starbucks, Radio Shack, Pet Supermarket, Five Guys Burger and Fries, Firehouse Subs, Baskin Robbins and Zaxby's, among many others. 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.





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,270	46,337	74,154
Average Age	39.7	38.3	38.2
Average Age (Male)	39.4	37.1	36.6
Average Age (Female)	40.4	39.9	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,255	21,718	30,079
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$58,652	\$62,381	\$64,429
Average House Value	\$238,382	\$245,625	\$258,862

* Demographic data derived from 2020 ACS - US Census

**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.

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