

BELLCORE

COMMERCIAL



BLUEWATER BAY SHOPPING CENTER & OFFICE COMPLEX

4506-4546 HWY 20 E & 1501 MERCHANTS WAY, NICEVILLE, FL 32578



PROPERTY DESCRIPTION

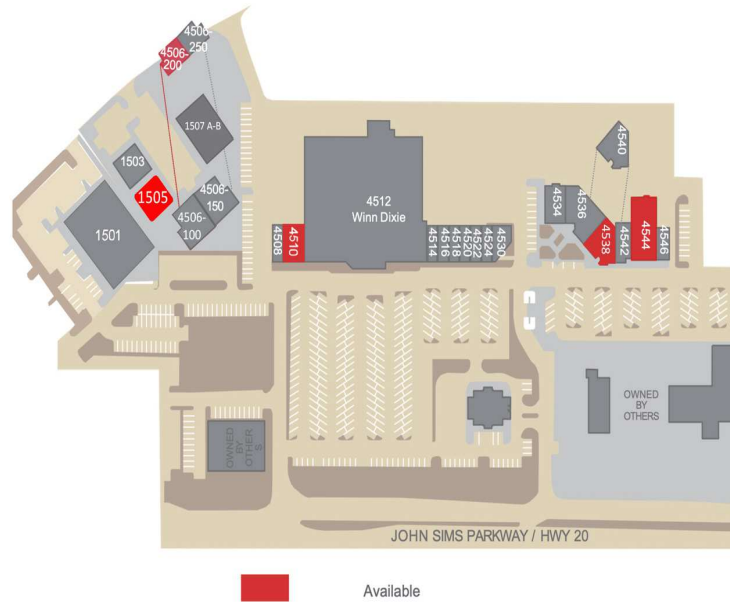
Prime retail, restaurant, and office space available at the desirable Winn-Dixie anchored shopping center in Bluewater Bay. Up to 4,800 SF of retail space, 2,500 SF of restaurant space, 1,785 SF of office space at the Bluewater Bay shopping center, and 2,500 SF of office space at Merchants Way Office Complex adjacent to the center. The Bluewater Bay shopping center has over 105,599 SF retail, restaurant, and office space. It is ideally located within the highly desirable Niceville trade area. Excellent co-tenant mix with great visibility from the highly trafficked Hwy 20, the main arterial in Niceville. There is ample parking and excellent pylon signage available. The Landlord would consider subdividing the spaces.

PROPERTY HIGHLIGHTS

- Prime restaurant, retail, and office space available in the desirable grocery-anchored shopping center in Bluewater Bay
- Ideal location in Niceville with ample parking and great pylon signage available
- High traffic counts in front of the center with over 28,500 VPD
- Average household income within a 5-mile radius is over \$103,015

OFFERING SUMMARY

Lease Rate:	Contact Broker for pricing information
Available SF:	2,400 - 4,800 SF
Lot Size:	10.2 Acres
Building Size:	105,599 SF
Property Type	Grocery Anchored Shopping Center & Office Complex
Traffic Count	28,500
Market	Niceville



Suite	Tenant
1501	Liveoak Fiber (11,250 sf)
1503	Randy Wise Homes (2,500 sf)
1505	AVAILABLE 4/1/2024 (2,500 sf)
1507 A-B	Intuitive Research & Tech Corp. (4,000 sf)
4506/100	Mid Bay Dental (2,567 sf)
4506/150	Tisano's Italian Grill (2,500 sf)
4506/200	BC Music (1,785 sf)
4506/250	Quantitech (1,918 sf)
4508	Subway (1,200 sf)
4510	AVAILABLE (2,400 sf)
4512	Winn Dixie (44,000 sf)
4514	Nail Spa (1,200 sf)
4516	Pak Mail (1,200 sf)
4518	Fabi Leigh's Boutique (1,200 SF)
4520	Supercuts (1,200 sf)
4522	Southern Roots Salon & Spa (1,200 sf)
4524	Allstate Insurance (1,125 sf)
4530	Cash's Liquors (2,334 sf)
4534	Keller Williams (2,520 sf)
4536	Bluewater Diag. Imaging (4,000 sf)
4538	AVAILABLE (2,500 sf)
4540	Europco Management (3,180 sf)
4542	House of Thai (1,800 sf)
4544	AVAILABLE (4,800 sf)
4546	Tango Three Coffee Company (1,200 sf)

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,400 - 4,800 SF

Lease Term:	5 Year Minimum
Lease Rate:	Please contact Broker for pricing

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4544	Available	4,800 SF	NNN	Contact Broker for pricing information	Retail
Suite 4510	Available	2,400 SF	NNN	Contact Broker for pricing information	Retail
Suite 4538	Available	2,500 SF	NNN	Contact Broker for pricing information	Restaurant
Suite 1505	Available	2,500 SF	NNN	Contact Broker for pricing information	Office

TENANT LIST

1501 MERCHANTS WAY	LIVEOAK FIBER	11,250 SF
1503 MERCHANTS WAY	RANDY WISE HOMES	2,500 SF
1505 MERCHANTS WAY	(AVAILABLE 4/1/24)	2,500 SF
1507 MERCHANTS WAY	INTUITIVE RESEARCH & TECHNOLOGY	4,000 SF
4506 MERCHANTS WAY:		
SUITE 100	PANHANDLE PEDIATRIC DENTISTRY	2,500 SF
SUITE 150	TISANO'S GARLIC GRILL	2,500 SF
SUITE 200	BC MUSIC	1,785 SF
SUITE 250	QUANTITECH	1,918 SF

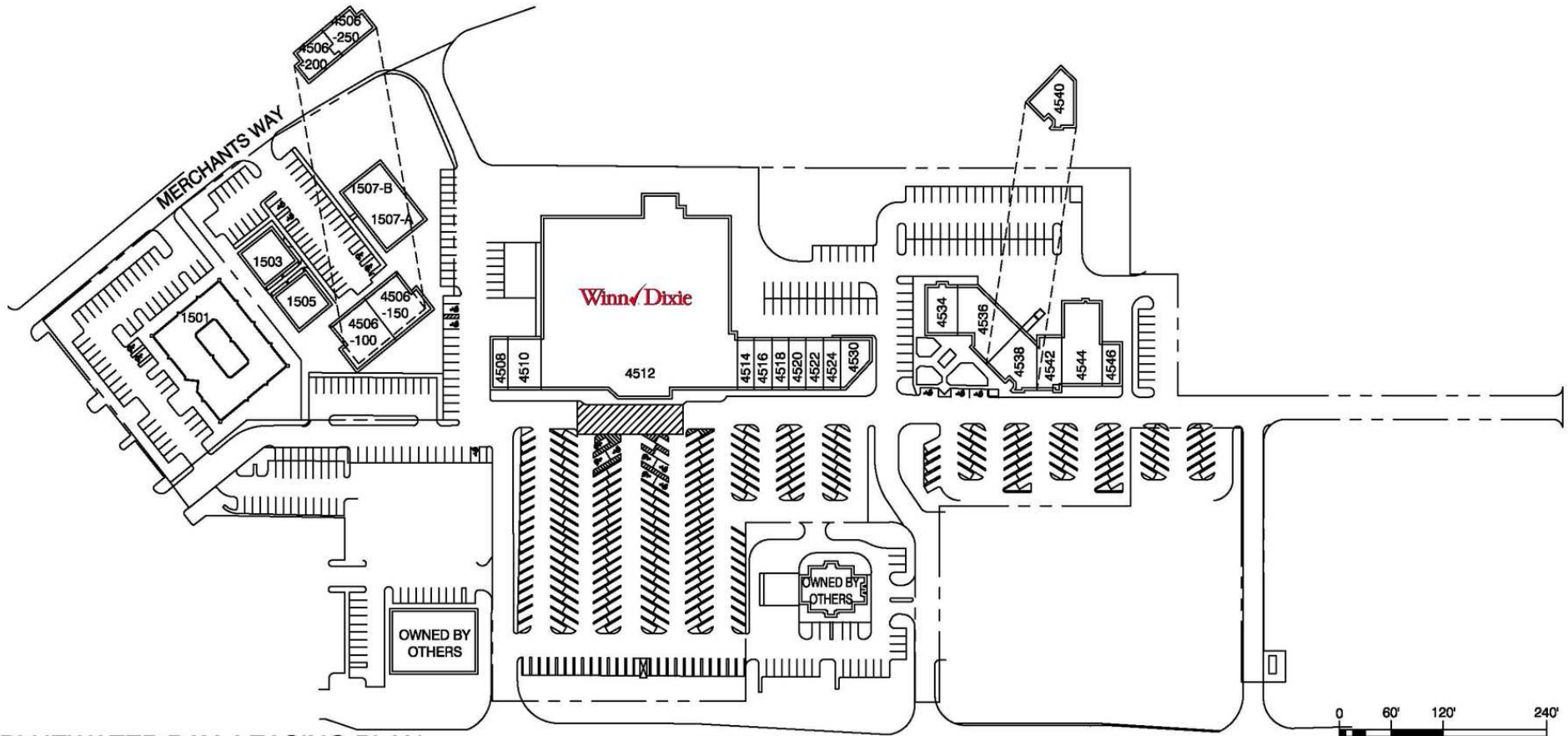
4508	SUBWAY	1,200 SF
4510	(AVAILABLE)	2,400 SF
4512	WINN DIXIE	44,000 SF
4514	NAIL SPA	1,200 SF
4516	PAK MAIL	1,200 SF
4518	FABI LEIGH'S BOUTIQUE	1,200 SF
4520	SUPERCUTS	1,200 SF
4522	SOUTHERN ROOTS SALON & SPA	1,200 SF
4524	ALLSTATE INSURANCE	1,125 SF
4530	CASH'S LIQUORS	2,334 SF

4534	KELLER WILLIAMS REALTY	2,520 SF
4536	BLUEWATER DIAGNOSTIC IMAGING	4,000 SF
4538	BROTHER'S KITCHEN	2,500 SF
4540	EUROPCO MANAGEMENT	3,180 SF
4542	HOUSE OF THAI	1,800 SF
4544	(AVAILABLE)	4,800 SF
4546	TANGO THREE COFFEE COMPANY	1,200 SF

106,079 SF TOTAL

10.898 ACRES

EXCEPT WITH RESPECT TO THE OBLIGATIONS OF LANDLORD WHICH ARE EXPRESSLY PROVIDED IN THE LEASE, LANDLORD HAS MADE NO AGREEMENT, REPRESENTATION OR WARRANTY WITH RESPECT TO THE STATUS OR EXISTENCE OF ANY LEASE, OCCUPANCY OR USE OF ANY SPACE, OR THE EXISTENCE, DESIGN OR LOCATION OF ANY BUILDING, IMPROVEMENTS, PERSONAL ASSET, CURB CUTS, DRIVE OR OTHER COMMON AREAS WITH RESPECT TO THE BUILDING CENTER OR ANY OUTPARCELS OR OTHER PROPERTY. LANDLORD BELIEVES THAT THE INFORMATION CONTAINED WITHIN THIS DRAWING IS PRESENTLY CORRECT, BUT LANDLORD MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO ITS ACCURACY OR WHETHER IT WILL REMAIN AS CONFIGURED, AND LANDLORD RECOMMENDS THAT ALL INFORMATION BE FIELD VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.



BLUEWATER BAY: LEASING PLAN

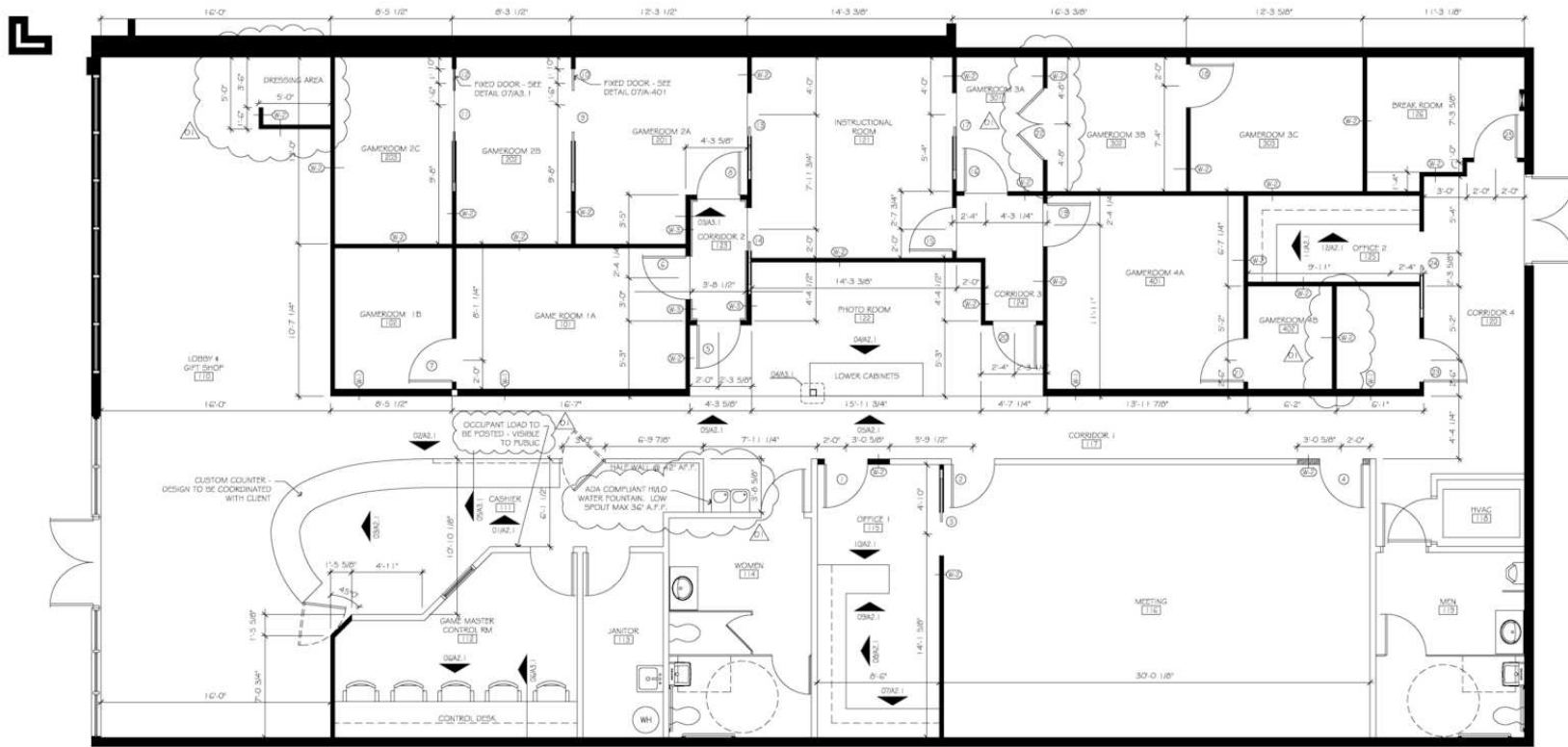
4508-4546 HIGHWAY 20
NICEVILLE, FLORIDA 32578



DRAWN BY: COXA



1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2948
TEL (404) 876-5511 FAX (404) 876-2629



01 NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"



KEY

- EXISTING BUILDING ENVELOPE
- EXISTING WALL TO REMAIN
- NEW WALL
- HALF WALL @ 42" A.F.F.
- DOOR TYPE - SEE A4.1*
- INDICATES WALL CONSTRUCTION TYPE - SEE A3.1

* NOTE 1:
NO DOOR ACCESSIBLE FROM GAMEROOMS SHALL BE EQUIPPED W/ LOCKING MECHANISM TO PREVENT EMERGENCY EGRESS.

CD
A

4533 Gulf Breeze Drive
Orlando, Florida 32817
Tel: 855.837.4864
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Architect of Record
Anthony Valisek
FL - AR00053107

FL Code: 85A-3314
FL Code No: 29825

ECM
a sustainable engineering & construction management company
with over 20 years of experience in the construction industry
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www.ecmcorp.com

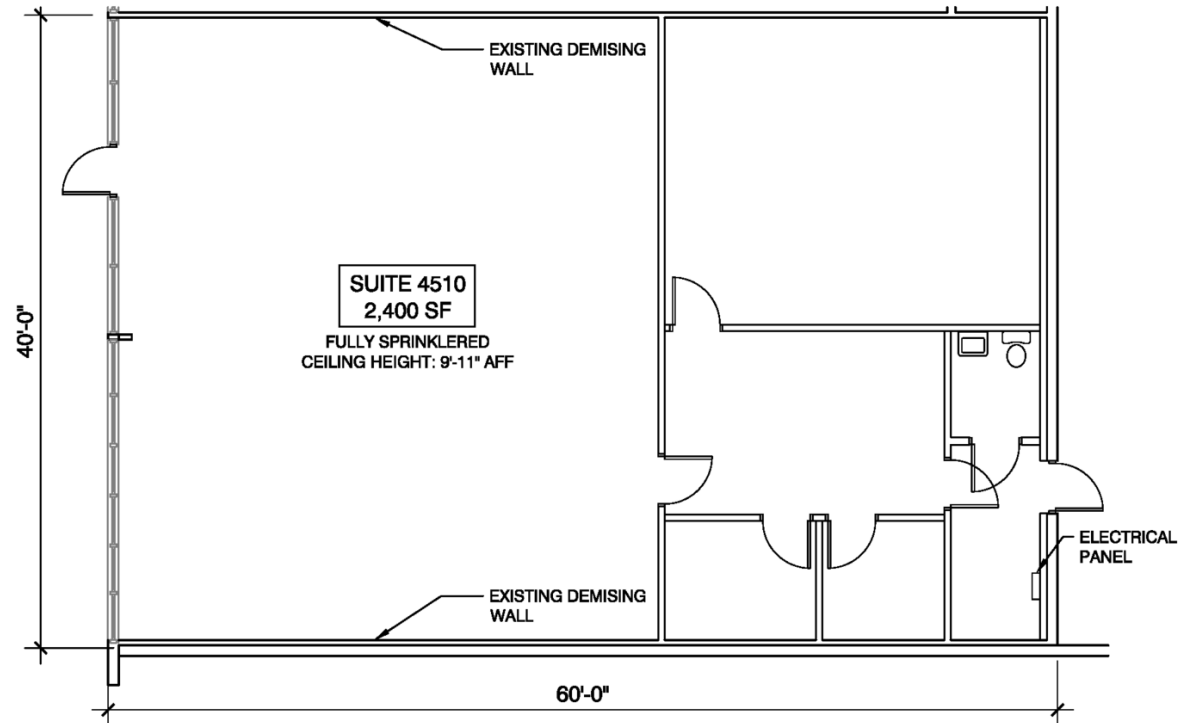
DATE: 08-23-17
REVISION: 01
DISTRIBUTION: 1
MISSION ESCAPE ADVENTURE ROOM
SUITE 4544 HWY 20 EAST
NICEVILLE, FL

ENLARGED UNIT A
FLOOR PLAN

DRAWN BY: RA
CHECKED BY: J.H.E.
JOB NO: 17-04-121.365
DATE: 08-23-17

A1.3
4 of 12

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BLUEWATER BAY: SUITE 4510 - FLOOR PLAN

4510 HIGHWAY 20 EAST
NICEVILLE, FLORIDA 32578

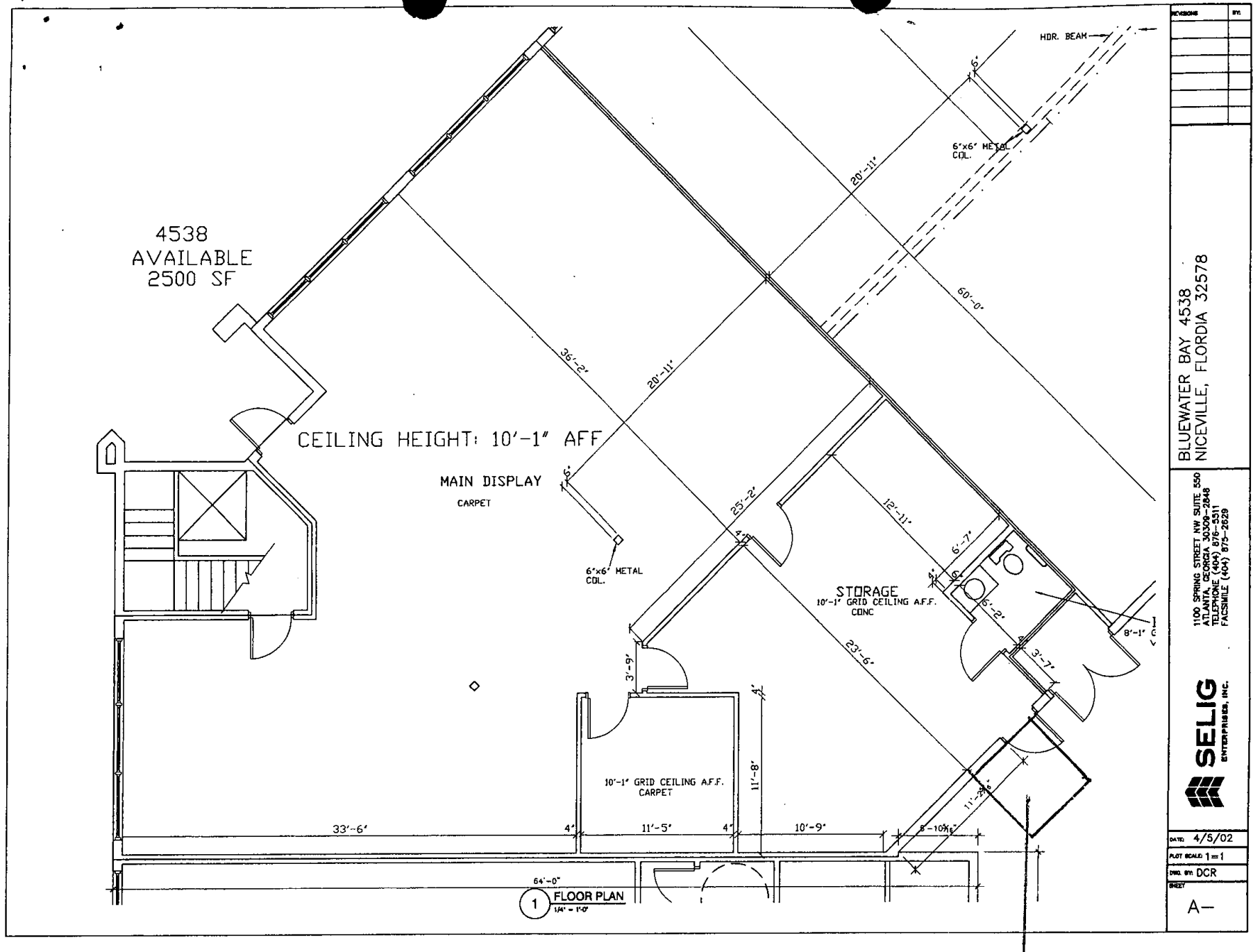


SCALE: 1/8" = 1'-0"

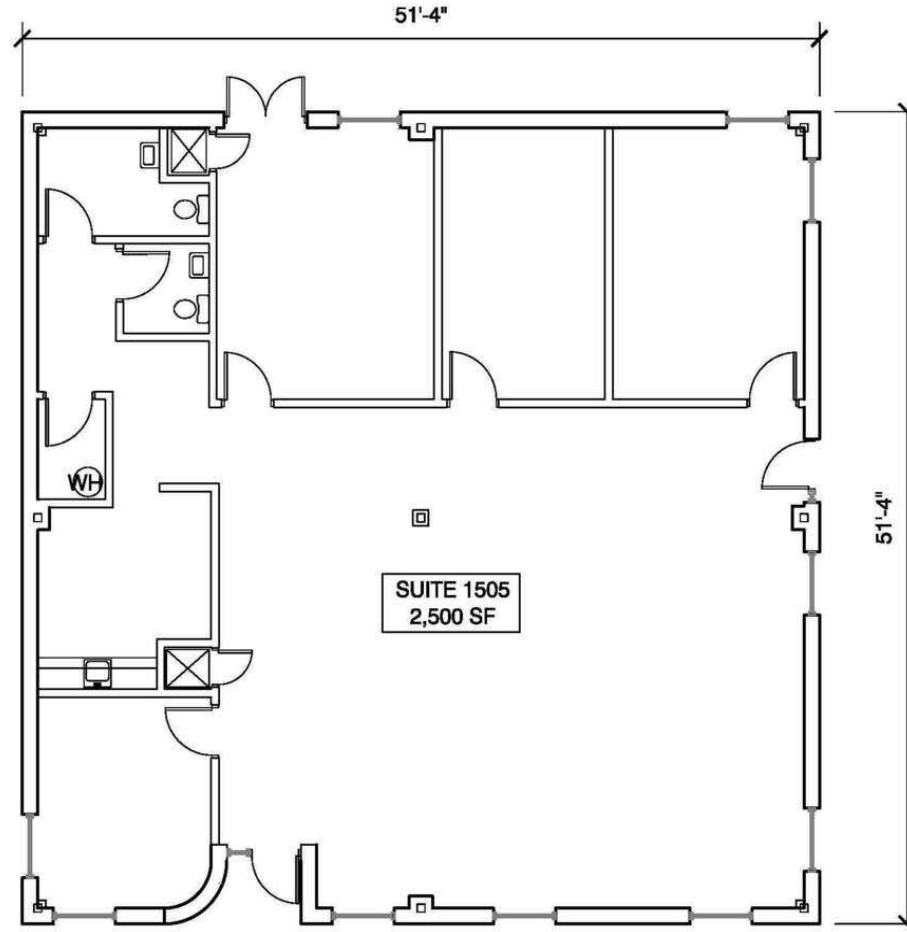
DATE: 03/22/16

DRAWN BY: COJKA
SELIG
ENTERPRISES, INC.

1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2848
TEL (404) 878-5511 FAX (404) 878-2629



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BLUEWATER BAY II: SUITE 1505 - FLOOR PLAN

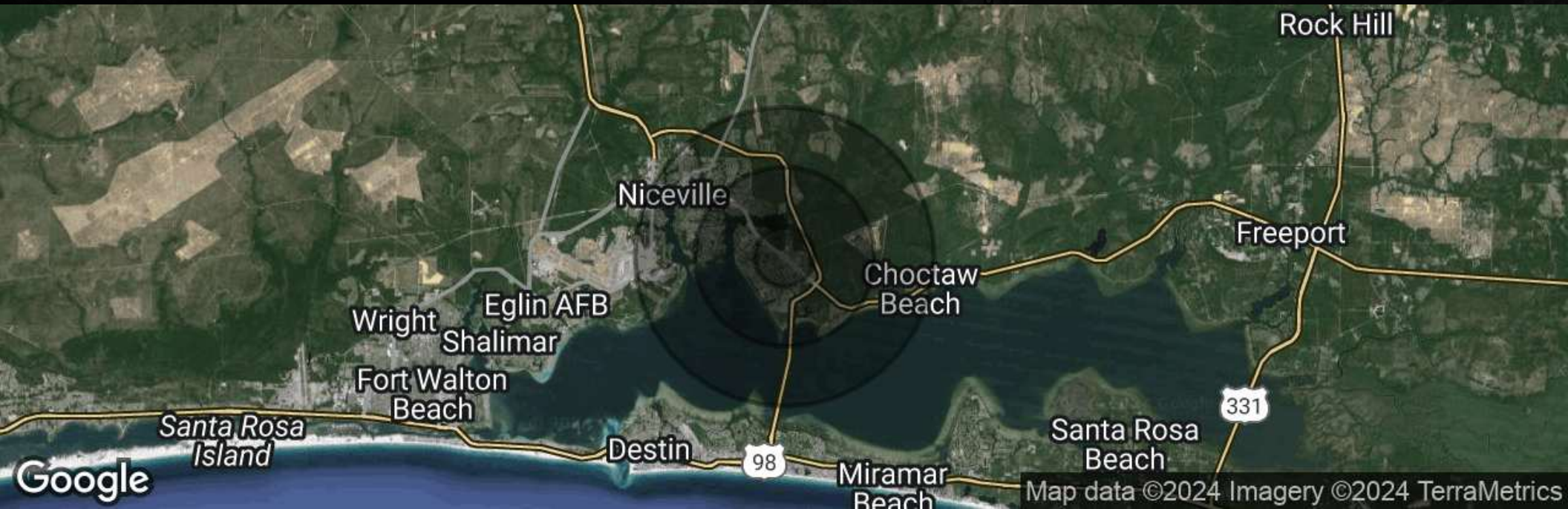
1505 MERCHANTS WAY
NICEVILLE, FL

DRAWN BY: D. ROBINSON

SELIG
ENTERPRISES, INC.

1100 SPRING STREET NW SUITE 650
ATLANTA, GEORGIA 30309-2848
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,465	17,801	29,479
Average Age	42.7	43.4	42.9
Average Age (Male)	41.2	42.2	41.1
Average Age (Female)	43.8	44.4	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,309	6,857	11,556
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,289	\$93,710	\$86,832
Average House Value	\$344,154	\$330,006	\$310,988

* Demographic data derived from 2020 ACS - US Census

**HARRY BELL JR.**

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Direct: 850.977.6991

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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