

BELLCORE

COMMERCIAL



BLUEWATER BAY SHOPPING CENTER & OFFICE COMPLEX

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



PROPERTY DESCRIPTION

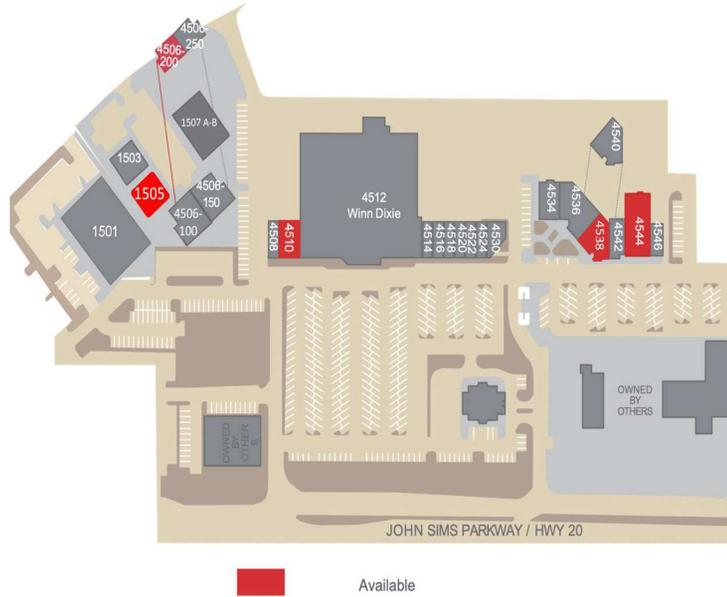
Prime retail, restaurant, and office space available at the desirable Winn-Dixie anchored shopping center in Bluewater Bay. Up to 4,800 SF of retail space, 2,500 SF of restaurant space, 1,785 SF of office space at the Bluewater Bay shopping center, and 2,500 SF of office space at Merchants Way Office 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)
1507A-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	Lease Term:	5 Year Minimum
Total Space:	2,400 - 4,800 SF	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

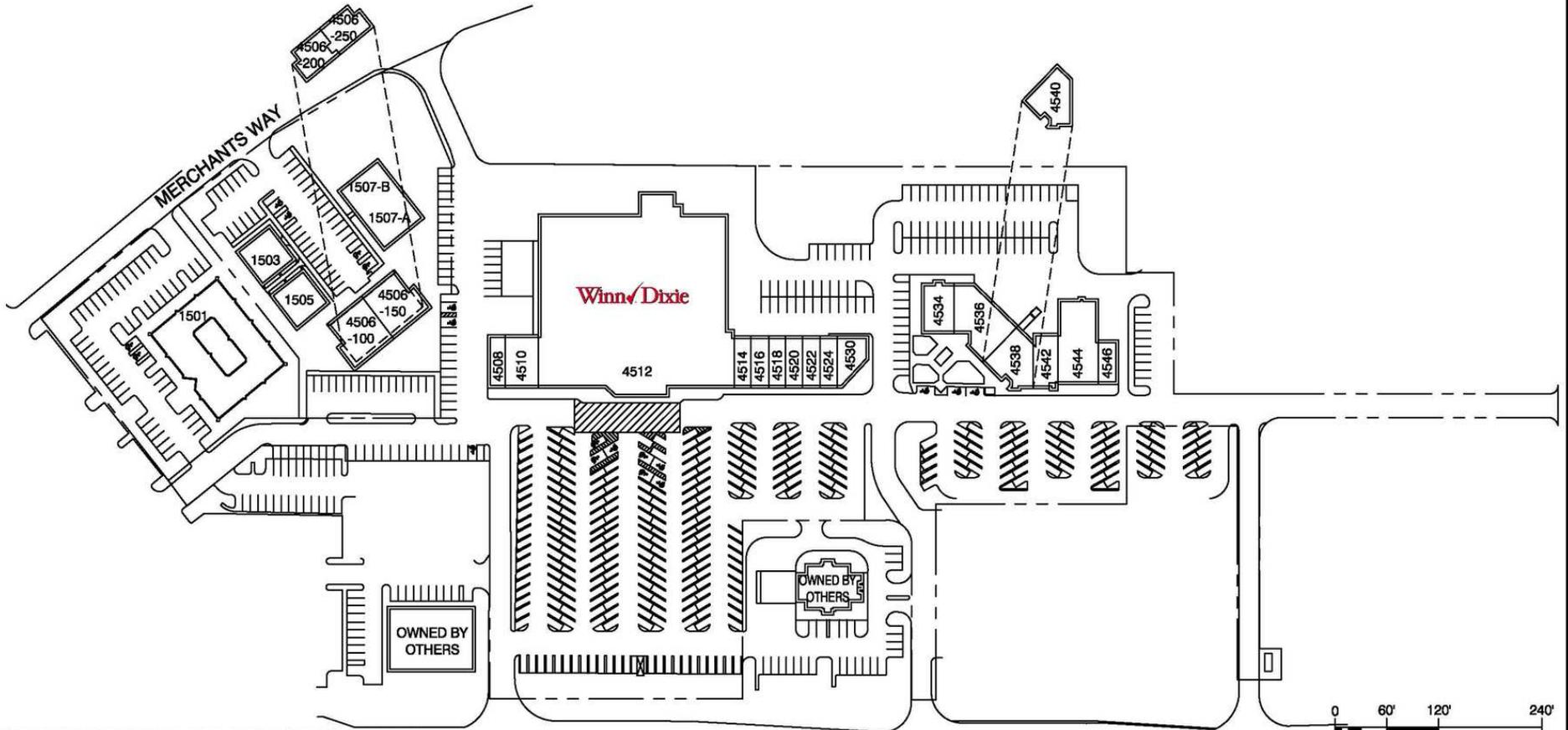
4508	---	SUBWAY	-----	1,200 SF
4510	---	(AVAILABLE)	-----	2,400 SF
4512	---	WINN DIXIE	-----	44,000 SF
4514	---	NAIL SPA	-----	1,200 SF
4516	---	PAK MAIL	-----	1,200 SF
4518	---	FABI LEIGH'S BOUTIQUE	-----	1,200 SF
4520	---	SUPERCUTS	-----	1,200 SF
4522	---	SOUTHERN ROOTS SALON & SPA	---	1,200 SF
4524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

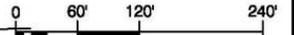
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BLUEWATER BAY: LEASING PLAN

4508-4546 HIGHWAY 20
NICEVILLE, FLORIDA 32578

HIGHWAY 20



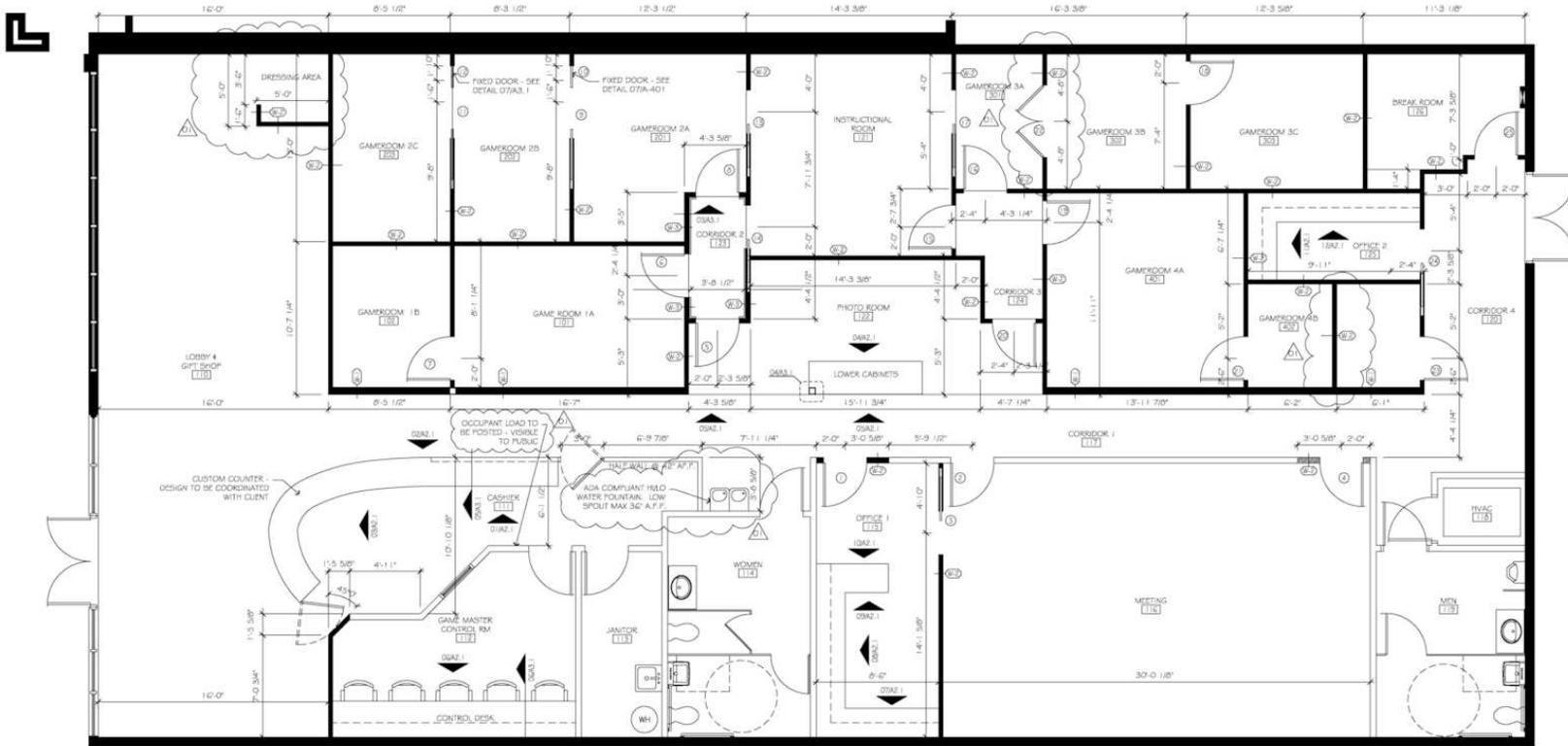
SCALE: 1"=120'

DATE: 12/13/23

DRAWN BY: CO/KA



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"



MAXIMUM OCCUPANT LOAD PER GAMEROOM = 10

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

4539 Gulf Breeze Drive
Dunwoody, Florida 33041
Tel: 855.837.4864
Fax: 855.654.0300

Prepared by:
Anthony Valisek
FL - AADR003107

FL. Cdn. 86A-3334
FL. Cdn. No. 29825

ECM
Architectural Engineering &
Construction Management Company
4539 Gulf Breeze Drive
Dunwoody, Florida 33041
Tel: 855.837.4864
Fax: 855.654.0300
John F. Edinger, P.E.
State Registration #1000

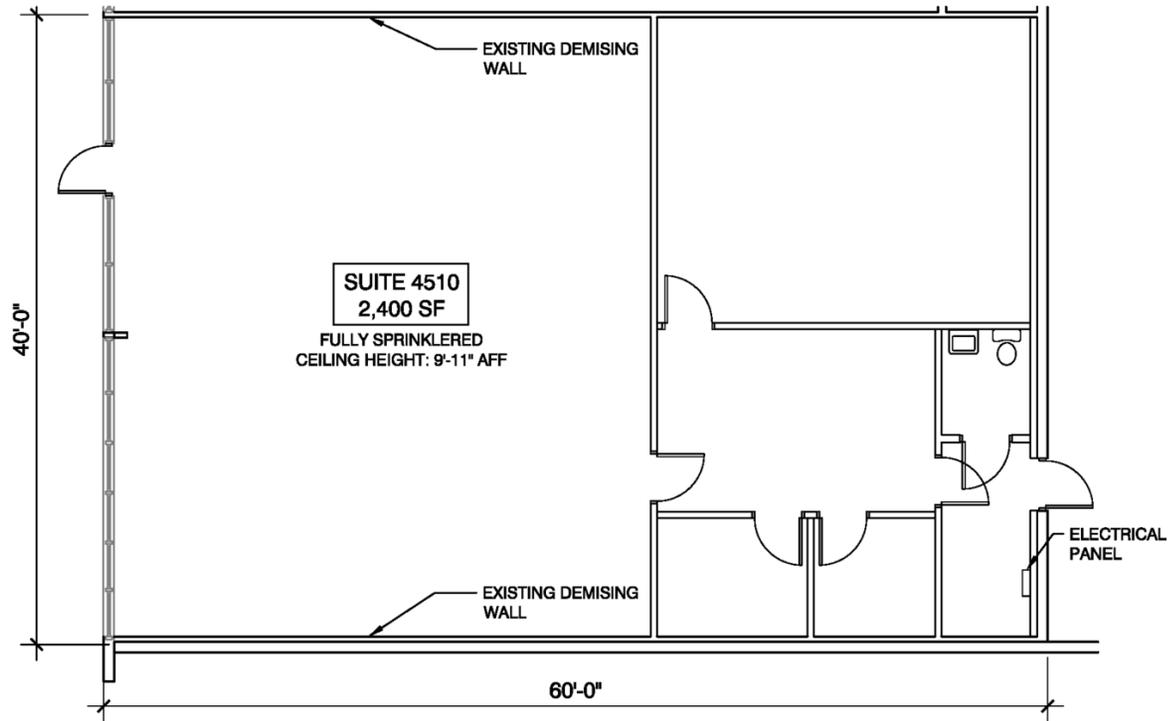
DATE: 08-23-17
REVISION:
DISTRIBUTION:
MISSION ESCAPE ADVENTURE ROOM
SUITE 4544 HWY 20 EAST
NICEVILLE, FL

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"

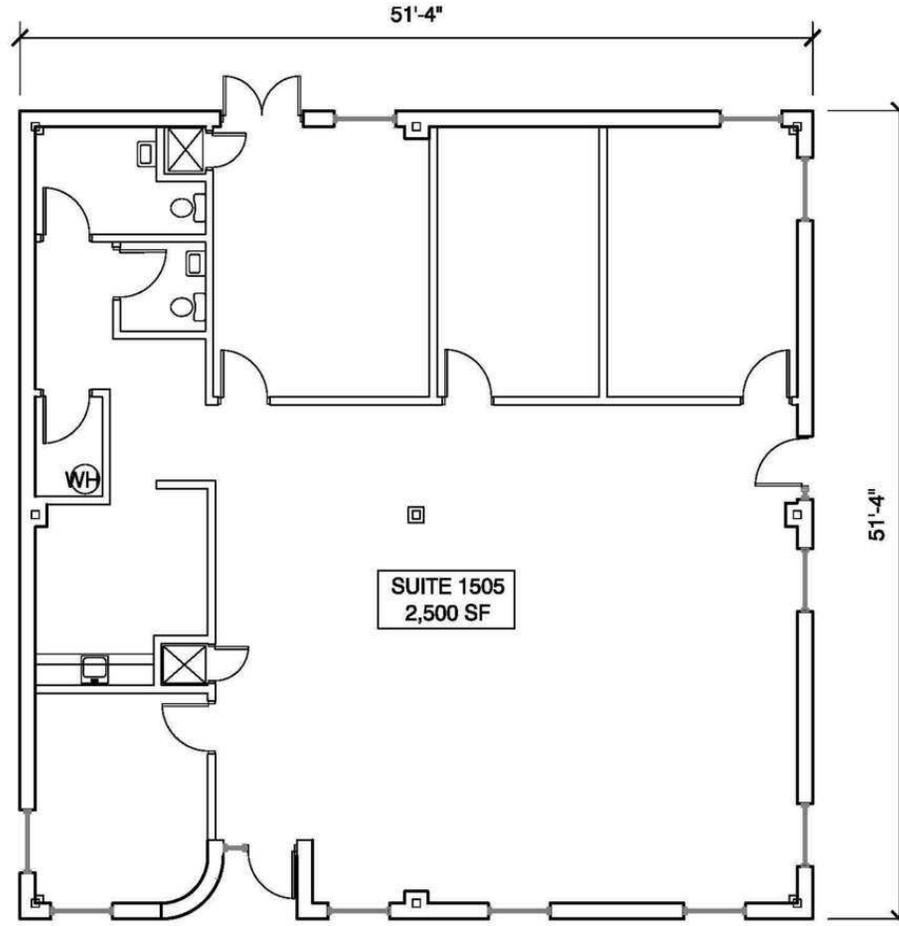
DATE: 03/22/16

DRAWN BY: COJKA



1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2848
TEL (404) 878-5811 FAX (404) 878-2829

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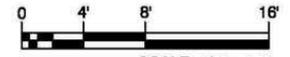
BLUEWATER BAY II: SUITE 1505 - FLOOR PLAN

1505 MERCHANTS WAY
NICEVILLE, FL

DRAWN BY: D. ROBINSON



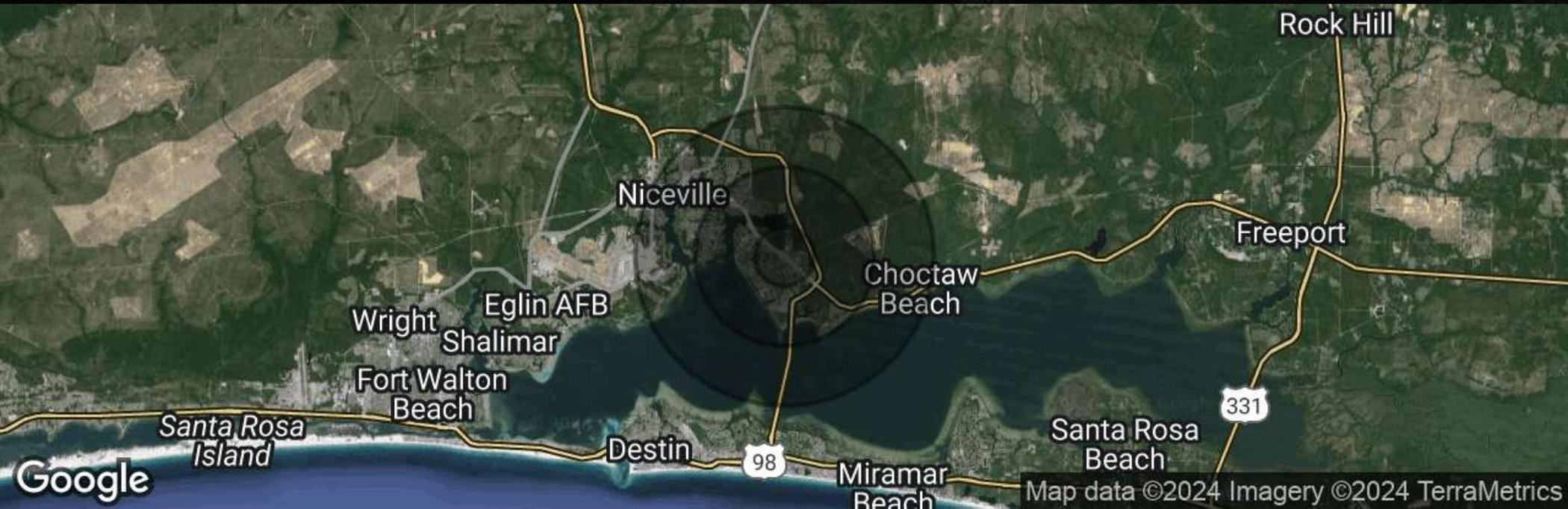
1100 SPRING STREET NW SUITE 660
ATLANTA, GEORGIA 30309-2848
TEL (404) 876-6611 FAX (404) 876-2629



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

DATE: 04/03/14





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.**

harry@bellcorecommercial.com
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
17 W Cedar Street
Pensacola, FL 32502
850.434.3434