



THE SHOPS AT BLUEWATER BAY

4585 E HIGHWAY 20, NICEVILLE, FL 32578



PROPERTY DESCRIPTION

Excellent retail space available in the desirable Niceville, FL market. The Shops at Bluewater Bay consists of 18,852 SF of retail, restaurant, and office space. Ideally located within the Niceville trade area, traffic counts are in excess of 36,200 (HWY 20 30,500 CPD and White Point Rd 5,700 CPD). Highway 20 is the main arterial in Niceville, which provides high visibility for the property. The site has an exceptional co-tenant mix, great pylon signage, and ample parking. Currently, there is 1,400 SF of retail space available, which was previously built out as a fitness studio.

PROPERTY HIGHLIGHTS

- Average household income within a 5 mile radius is approximately \$106,374
- Ideally located near the busy signaled intersection of Hwy 20 E & White Point Rd (36,200 VPD)
- Highly sought after area to shop and reside with affluent demographics

OFFERING SUMMARY

Available SF	1,400 SF
Lot Size	2.39 Acres
Building Size	18,852 SF
APN	23-1S-22-0000-0001-024F
Property Type	Retail
Traffic Count	36,200
Market	Crestview-Fort Walton Beach-Destin



LEASE INFORMATION

Lease Type:	(NNN)	Lease Term:	Negotiable
Total Space:	1,400	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
145	1,400 SF	NNN	Negotiable

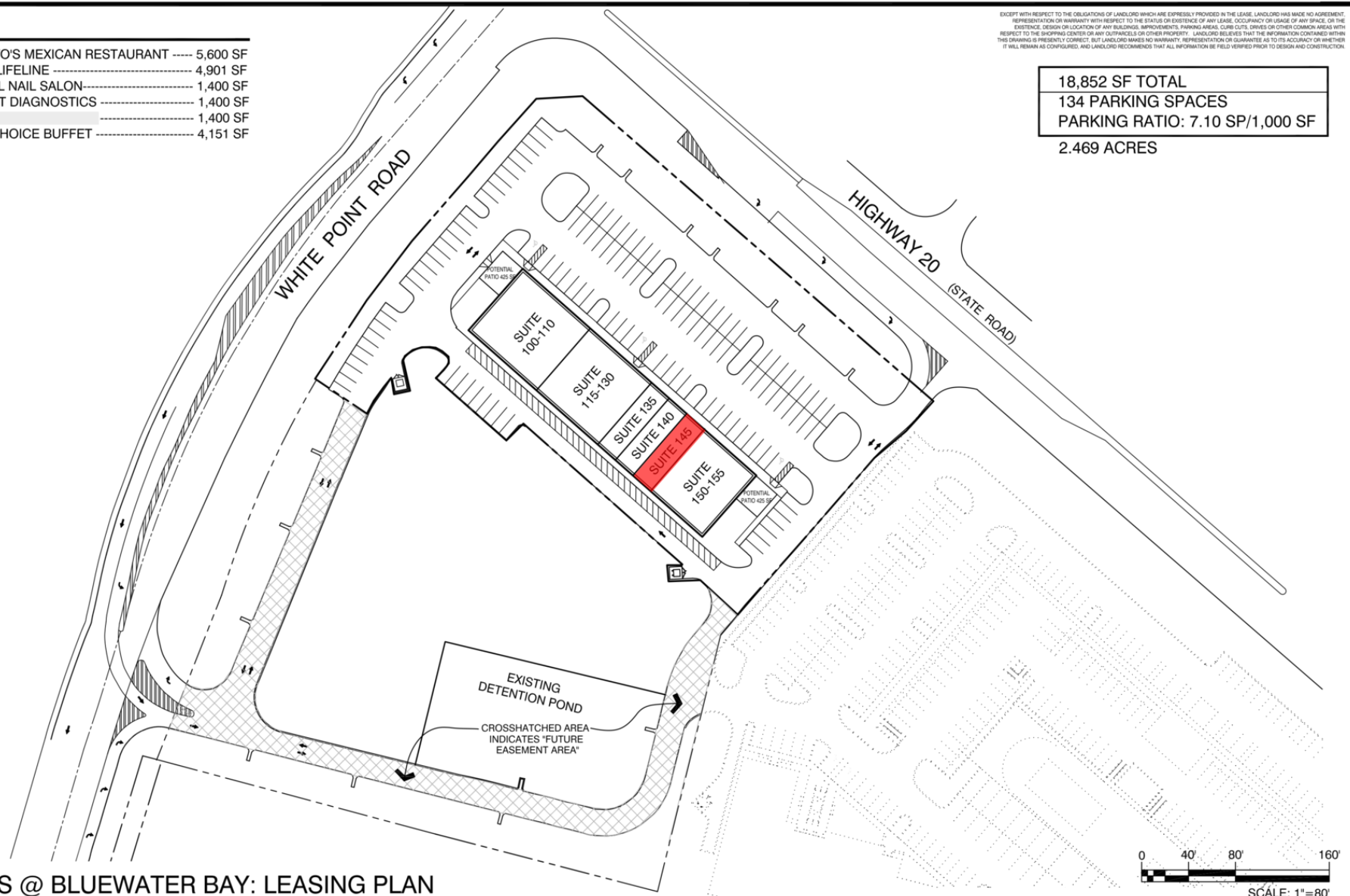


TENANT LIST

SUITE 100-110	PEPITO'S MEXICAN RESTAURANT	5,600 SF
SUITE 115-130	RMS LIFELINE	4,901 SF
SUITE 135	REGAL NAIL SALON	1,400 SF
SUITE 140	QUEST DIAGNOSTICS	1,400 SF
SUITE 145		1,400 SF
SUITE 150-155	1ST CHOICE BUFFET	4,151 SF

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18,852 SF TOTAL
134 PARKING SPACES
PARKING RATIO: 7.10 SP/1,000 SF
2.469 ACRES



SHOPS @ BLUEWATER BAY: LEASING PLAN

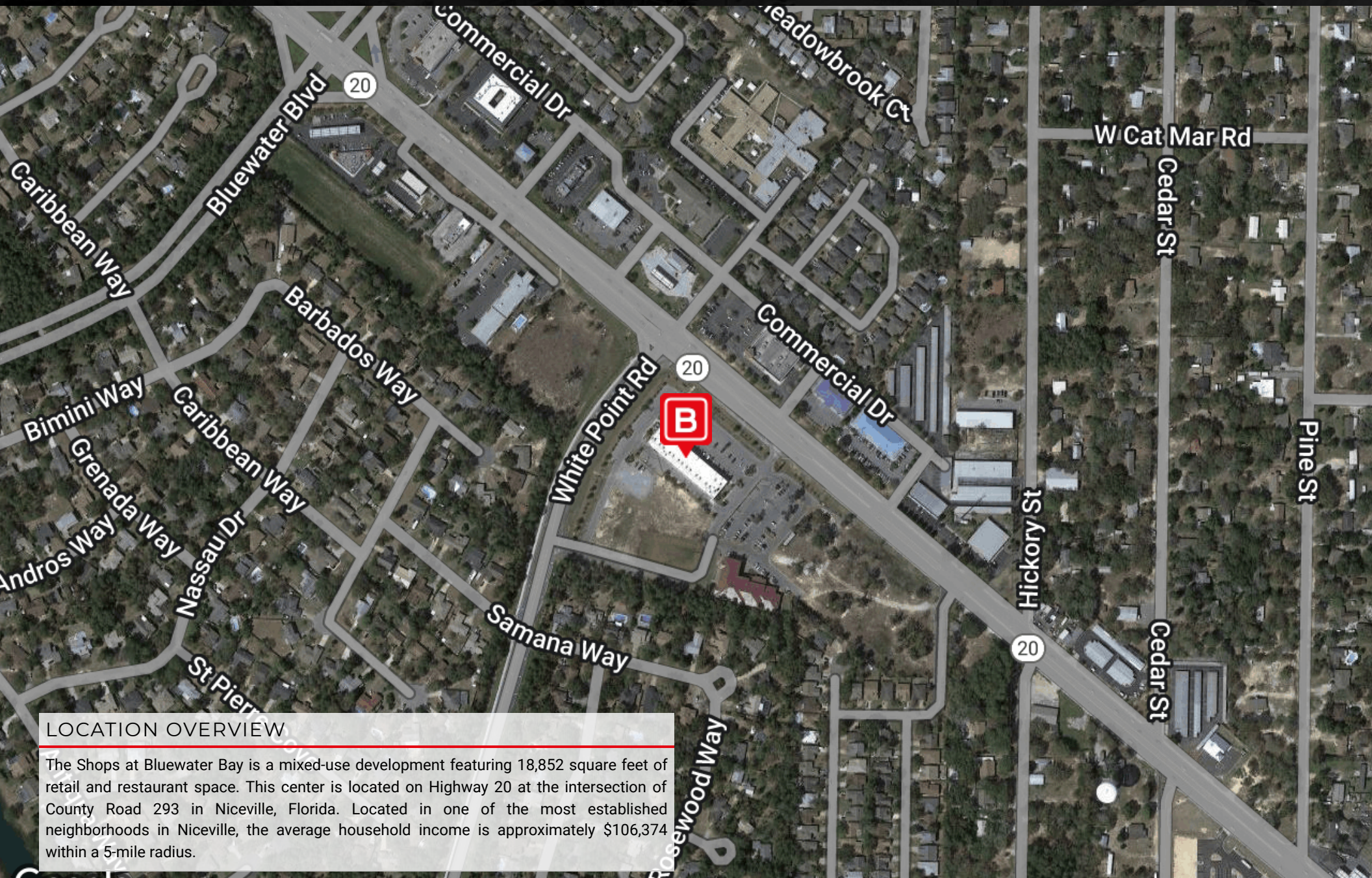
4585 HIGHWAY 20
NICEVILLE, FL. 32578

DRAWN BY: COLD, ROBINSON

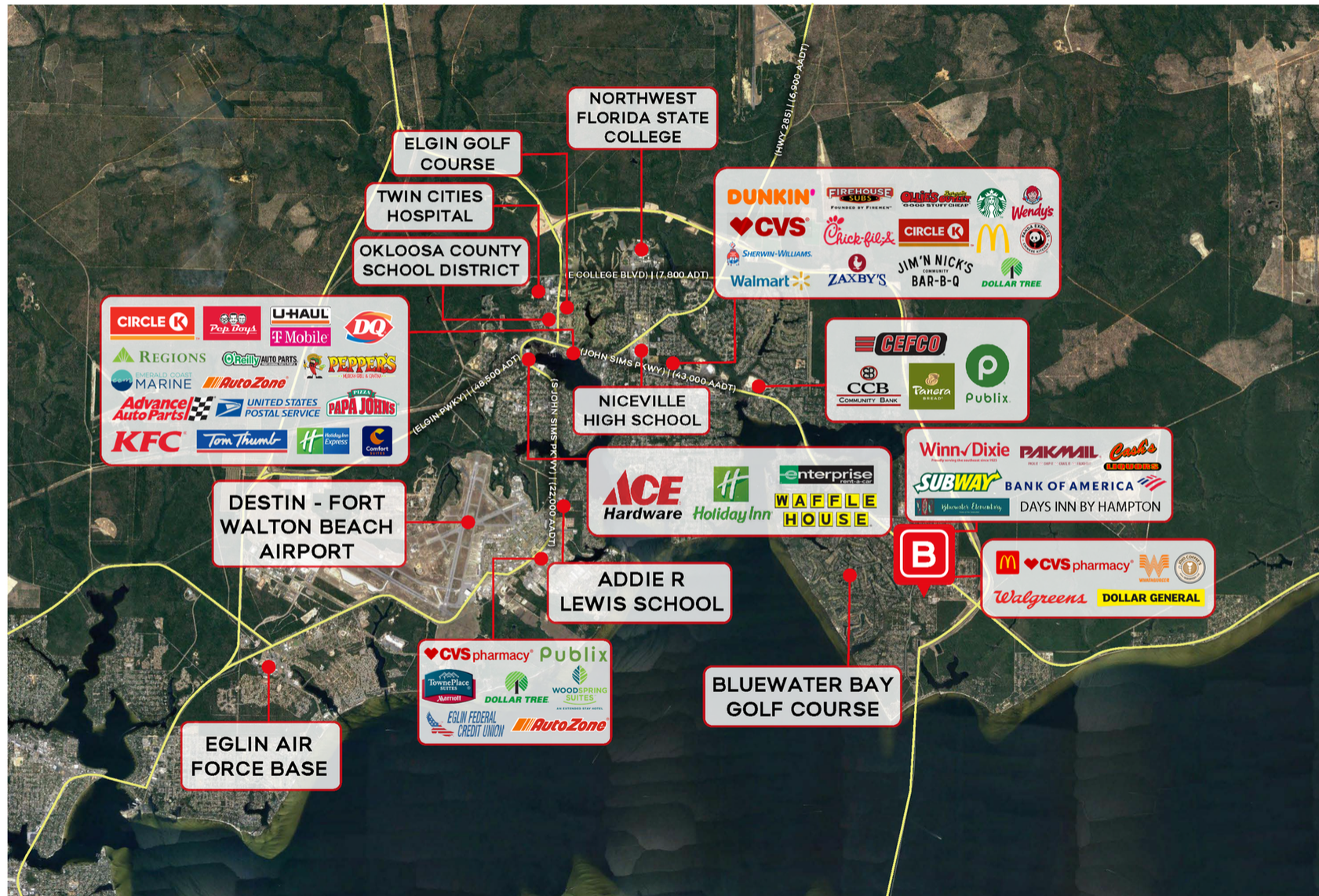
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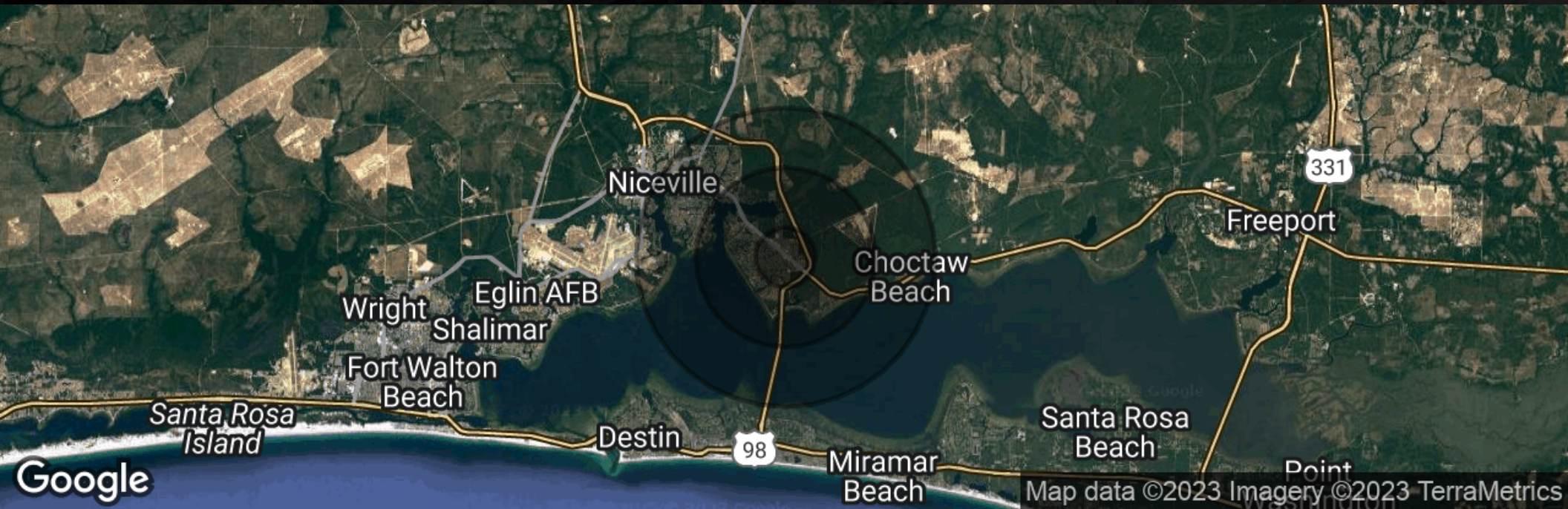


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NICEVILLE, FL

BELLCORE
COMMERCIAL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,714	14,559	27,907
Average Age	43.6	43.2	43.1
Average Age (Male)	42.3	42.0	41.7
Average Age (Female)	44.6	44.2	44.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,408	5,562	10,921
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$97,865	\$95,713	\$88,288
Average House Value	\$344,247	\$338,182	\$316,322

* 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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