

BELLCORE
COMMERCIAL

An aerial photograph of a commercial area. A large, irregularly shaped plot of land is outlined in red. This plot is mostly covered in dense green trees. To the left of the plot is a residential area with houses and a pond. To the right is a multi-lane highway with a median. Further right is a commercial area with several buildings, parking lots, and a large open lot. A red label with the text 'SUBJECT SITE' is positioned to the left of the red-outlined area.

SUBJECT SITE

16564 US HWY 331 S

FREEPORT, FL 32439



PROPERTY DESCRIPTION

Prime retail, QSR, and mixed-use opportunity in Freeport, FL. The proposed development is a total of +/- 6.9 acres with several outparcels available for ground lease. The outparcels available range in size from +/- .69-1.63 acres and could be leased separately or combined for a larger footprint. Outparcels 1-2 combined are +/- .69-1.4 acres and outparcels 3-4 are +/- .81-1.63 acres. The property is zoned Commercial Highway/Light Manufacturing which allows for a number of commercial uses including, but not limited to, retail, restaurants, car washes, offices, banks, and other similar uses. The development is located off US-331, which has a traffic count of 17,000 vehicles per day. US-331 spans 150 miles from Santa Rosa Beach, FL, to Montgomery, AL. The site is an excellent location for a retail development being situated next to national retailers and businesses such as Publix, McDonalds, Waffle House, Dairy Queen, FedEx, UPS, Subway, Exxon, Shell, and many more.

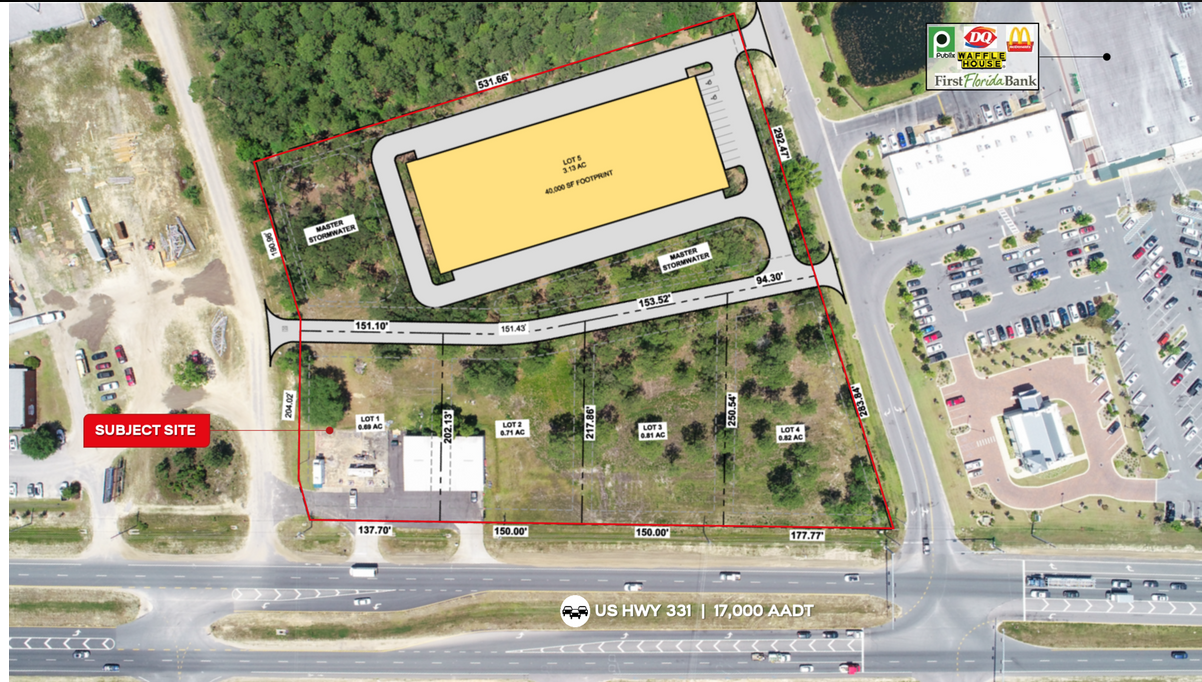
PROPERTY HIGHLIGHTS

- Excellent retail outparcel opportunity
- High trafficked location with visibility off of US-331 which experiences over 17,000 AADT
- Adjacent to a Publix-anchored shopping center
- Close proximity to restaurants, national retailers, military bases, and beaches

FOR LEASE | 16564 US HWY 331 S

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	6.88 Acres
Zoning	Commercial
Property Type	Land
Traffic Count	17,000

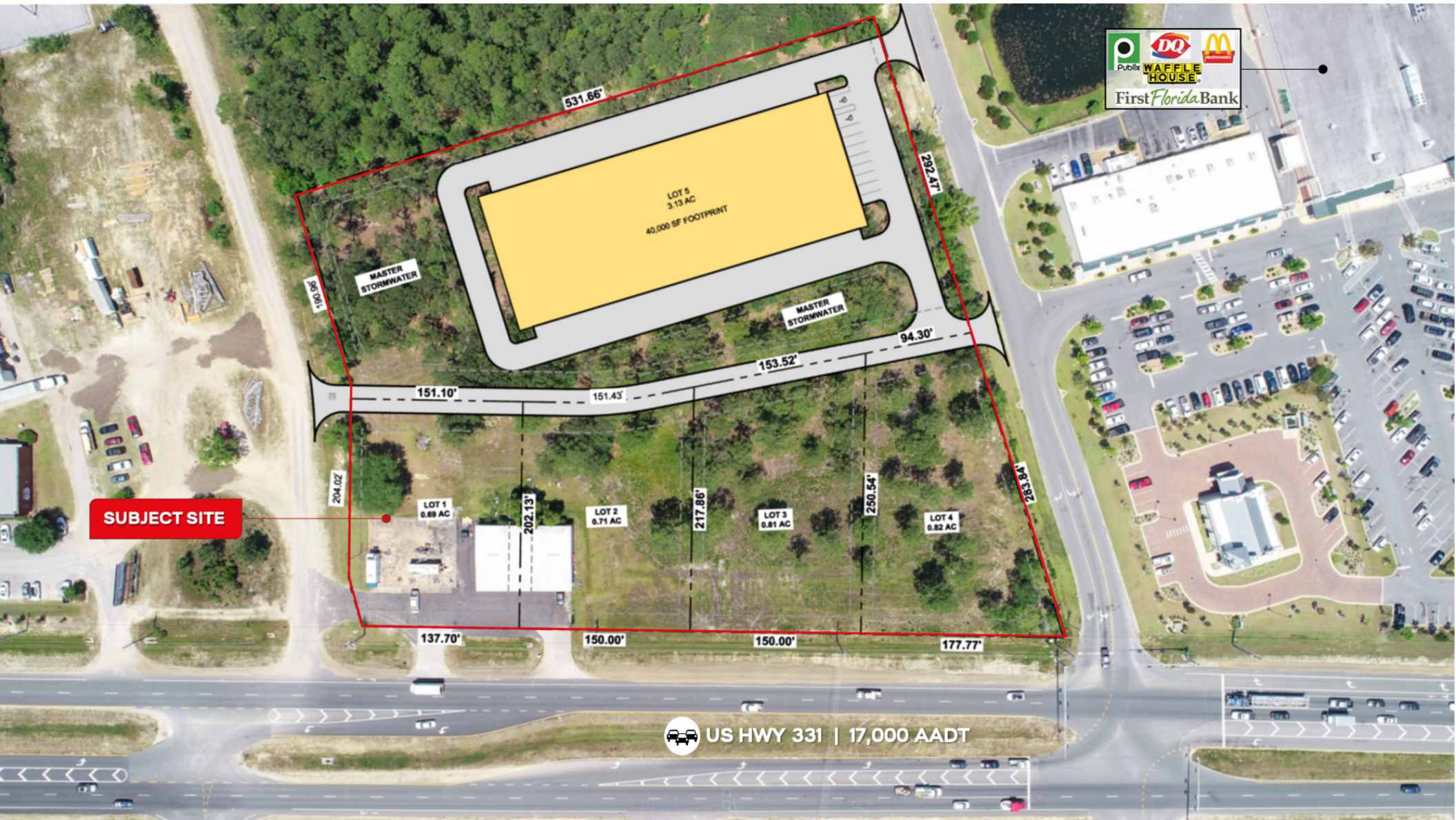


LEASE INFORMATION

Lease Type:	Ground Lease	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Outparcel 1	-	0.69 Acres	Ground Lease	\$95,000 per year
Outparcel 2	-	0.71 Acres	Ground Lease	\$95,000 per year
Outparcel 3	-	0.81 Acres	Ground Lease	Negotiable
Outparcel 4	-	0.82 Acres	Ground Lease	Negotiable
Outparcel 1 & 2	-	1.4 Acres	Ground Lease	\$190,000 per year
Outparcel 3 & 4	-	1.63 Acres	Ground Lease	Negotiable





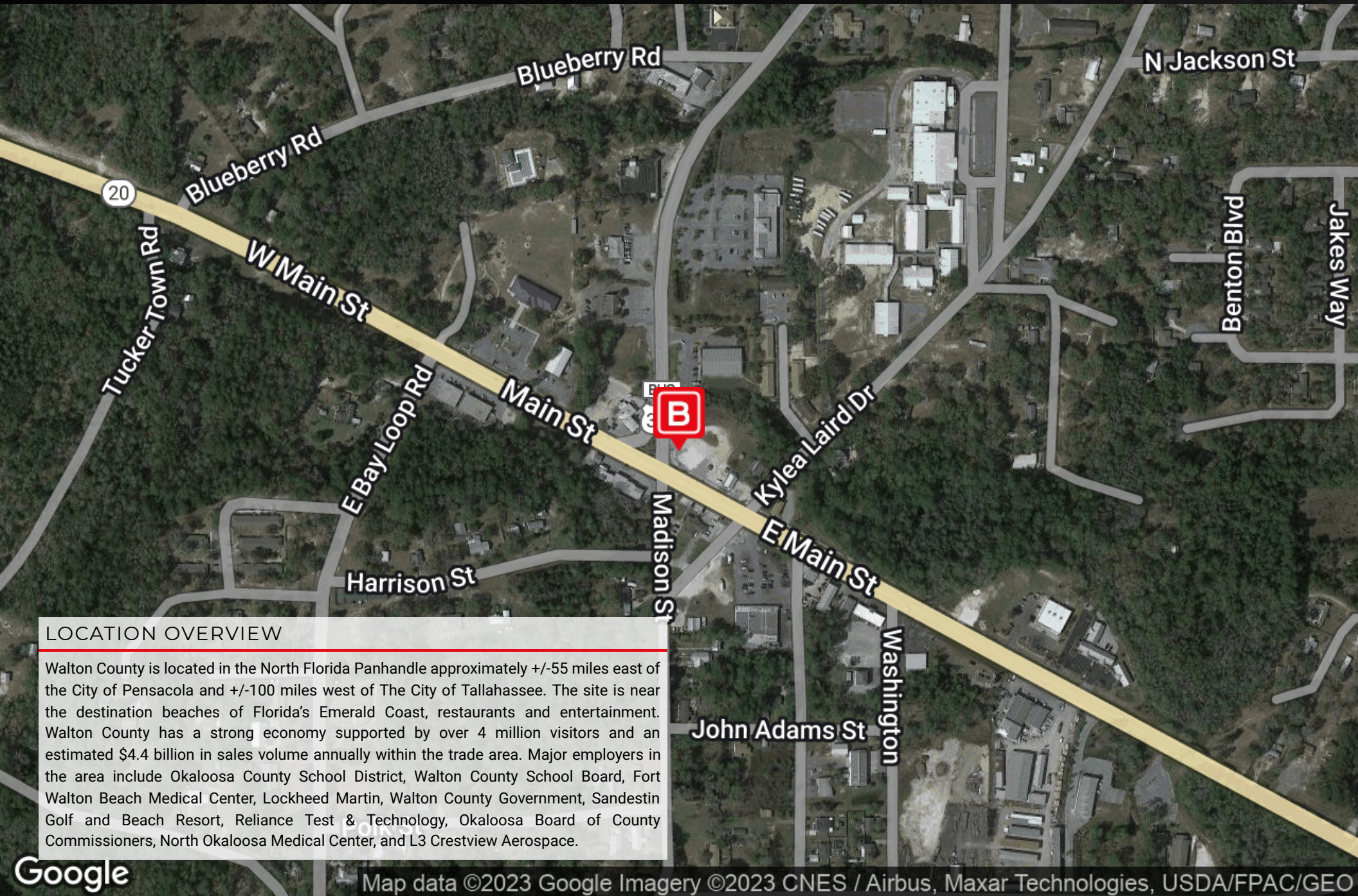
HWY 20 | 13,100 AADT

HWY 20 | 9,700 AADT



SUBJECT SITE

US HWY 331 | 17,000 AADT



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

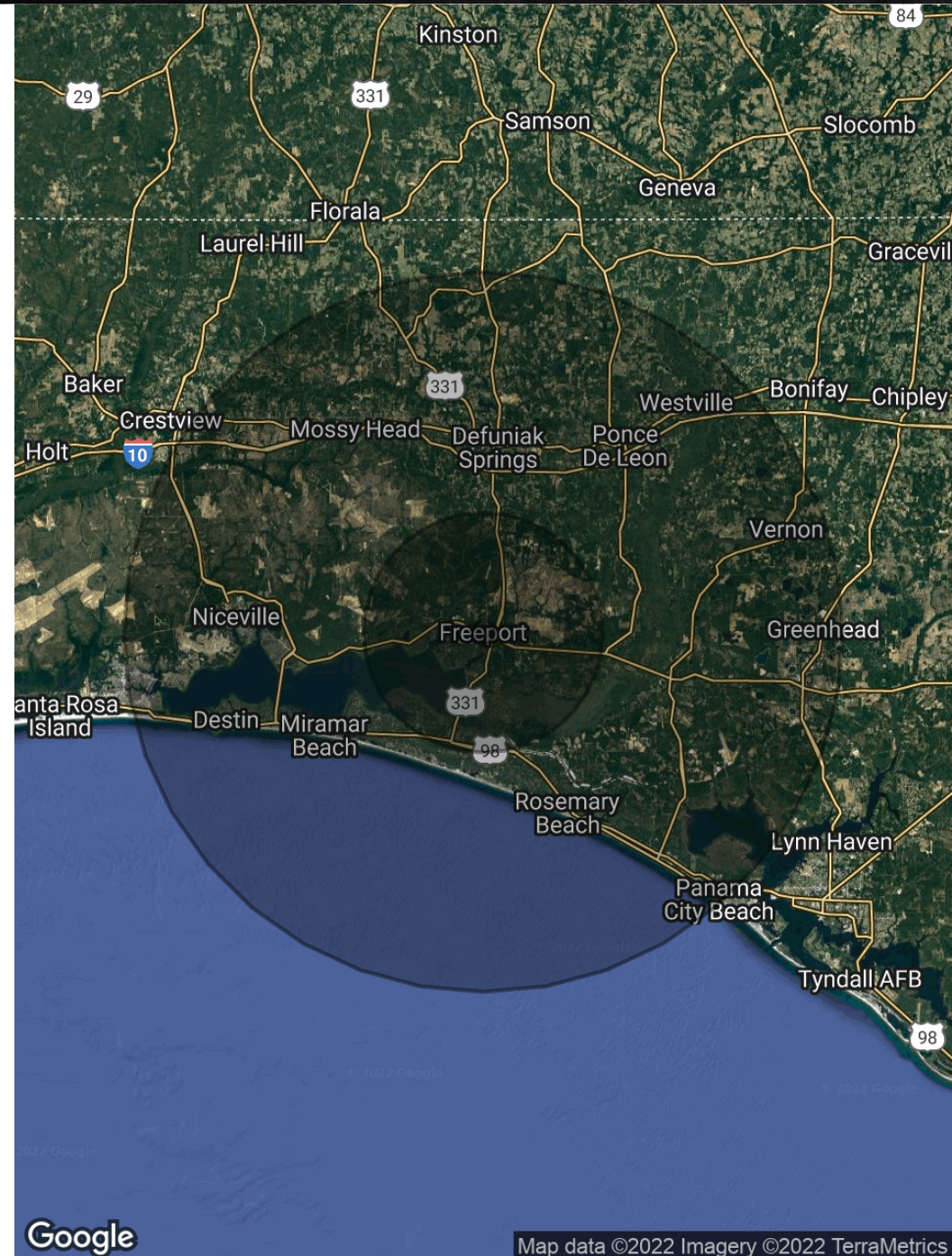
Lat/Lon: 30.4852/-86.124

16564 US-331 Freeport, FL 32439	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	819	6,303	10,111
2026 Projected Population	1,017	8,328	13,156
2020 Census Population	647	5,151	9,909
2010 Census Population	458	2,832	5,717
Projected Annual Growth 2021 to 2026	4.8%	6.4%	6.0%
Historical Annual Growth 2010 to 2021	7.2%	11.1%	7.0%
2021 Median Age	41.0	39.2	39.5
Households			
2021 Estimated Households	342	2,550	4,092
2026 Projected Households	390	3,086	4,875
2020 Census Households	264	2,049	3,956
2010 Census Households	192	1,155	2,343
Projected Annual Growth 2021 to 2026	2.8%	4.2%	3.8%
Historical Annual Growth 2010 to 2021	7.1%	11.0%	6.8%
Race and Ethnicity			
2021 Estimated White	75.4%	80.6%	79.5%
2021 Estimated Black or African American	3.0%	3.1%	3.1%
2021 Estimated Asian or Pacific Islander	1.1%	1.1%	1.2%
2021 Estimated American Indian or Native Alaskan	1.1%	0.9%	1.0%
2021 Estimated Other Races	19.5%	14.4%	15.3%
2021 Estimated Hispanic	12.9%	8.8%	9.8%
Income			
2021 Estimated Average Household Income	\$63,230	\$54,762	\$55,978
2021 Estimated Median Household Income	\$53,702	\$58,576	\$56,885
2021 Estimated Per Capita Income	\$26,439	\$22,151	\$22,653
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.4%	2.3%
2021 Estimated Some High School (Grade Level 9 to 11)	6.1%	7.3%	7.4%
2021 Estimated High School Graduate	37.9%	31.4%	33.0%
2021 Estimated Some College	24.9%	24.2%	24.8%
2021 Estimated Associates Degree Only	9.2%	10.5%	9.6%
2021 Estimated Bachelors Degree Only	13.9%	15.8%	14.8%
2021 Estimated Graduate Degree	6.3%	8.4%	8.0%
Business			
2021 Estimated Total Businesses	103	292	498
2021 Estimated Total Employees	374	1,168	2,289
2021 Estimated Employee Population per Business	3.6	4.0	4.6
2021 Estimated Residential Population per Business	8.0	21.6	20.3

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1

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

page 1 of 1



**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