

**BELLCORE**

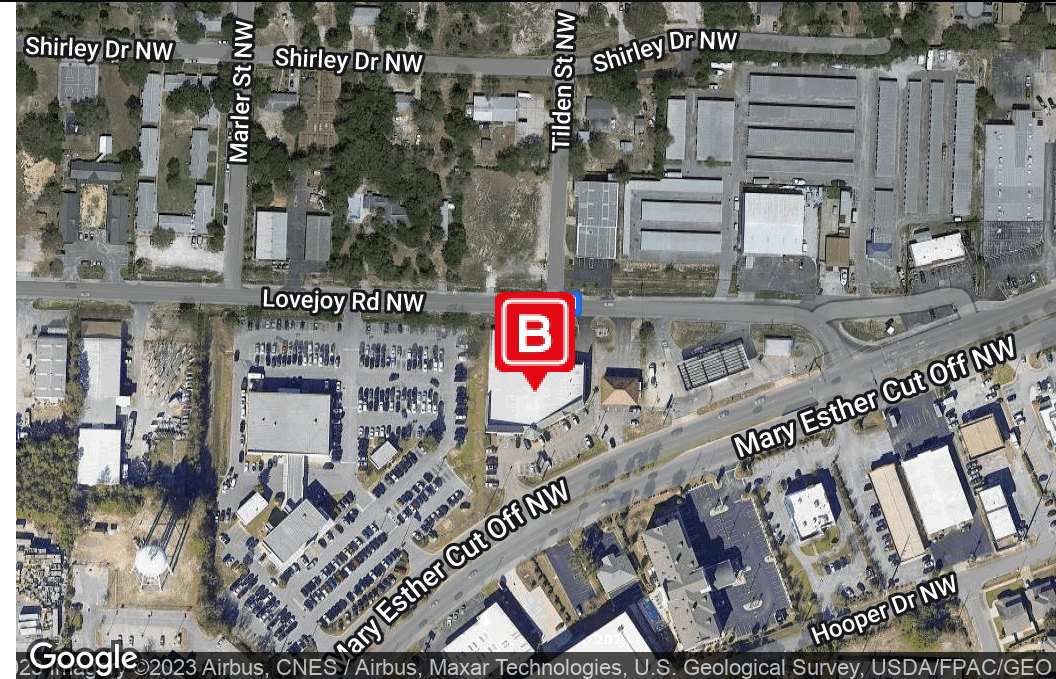
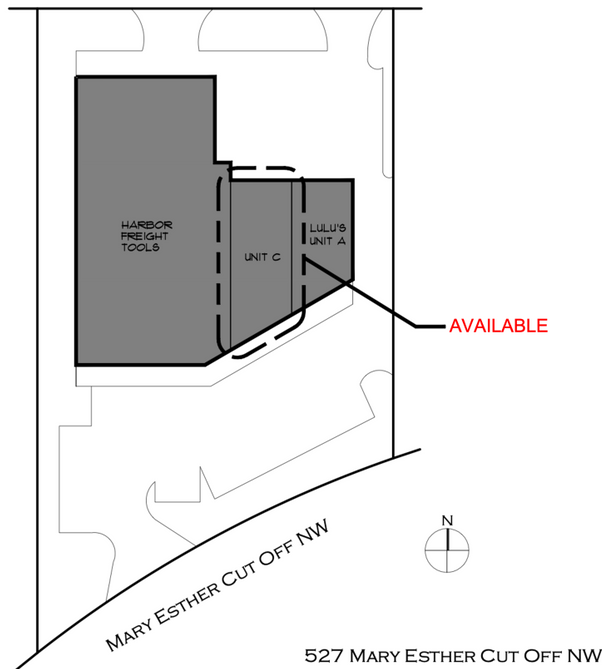
COMMERCIAL



# HARBOR FREIGHT TOOLS PLAZA

527 MARY ESTHER CUTOFF, FORT WALTON BEACH, FL 32548





## PROPERTY OVERVIEW

Retail space available in the Harbor Freight anchored shopping plaza in Fort Walton Beach, FL. The +/-2,004 SF space is located between Harbor Freight Tools and Lulu's Boutique. The space was previously a gaming center and features a lobby, common area, two private rooms, a storage closet, and a restroom. The shopping center consists of +/- 21,469 SF and is zoned general commercial, allowing a wide range of retail uses. Located along the highly traveled Mary Esther Cutoff NW (25,500 VPD), the site is just one mile north of the Santa Rosa Mall. The site has excellent visibility and exposure on one of the most highly traveled streets in Fort Walton Beach. The property has easy access to Miracle Strip Pkwy (35,000 VPD) and Beal Pkwy (50,500 VPD). Nearby retailers include Publix, Home Depot, Hibbett Sports, CVS, Walgreens, Office Depot, Michael's, T.J. Maxx, Piggly Wiggly, and many more.

## LOCATION DESCRIPTION

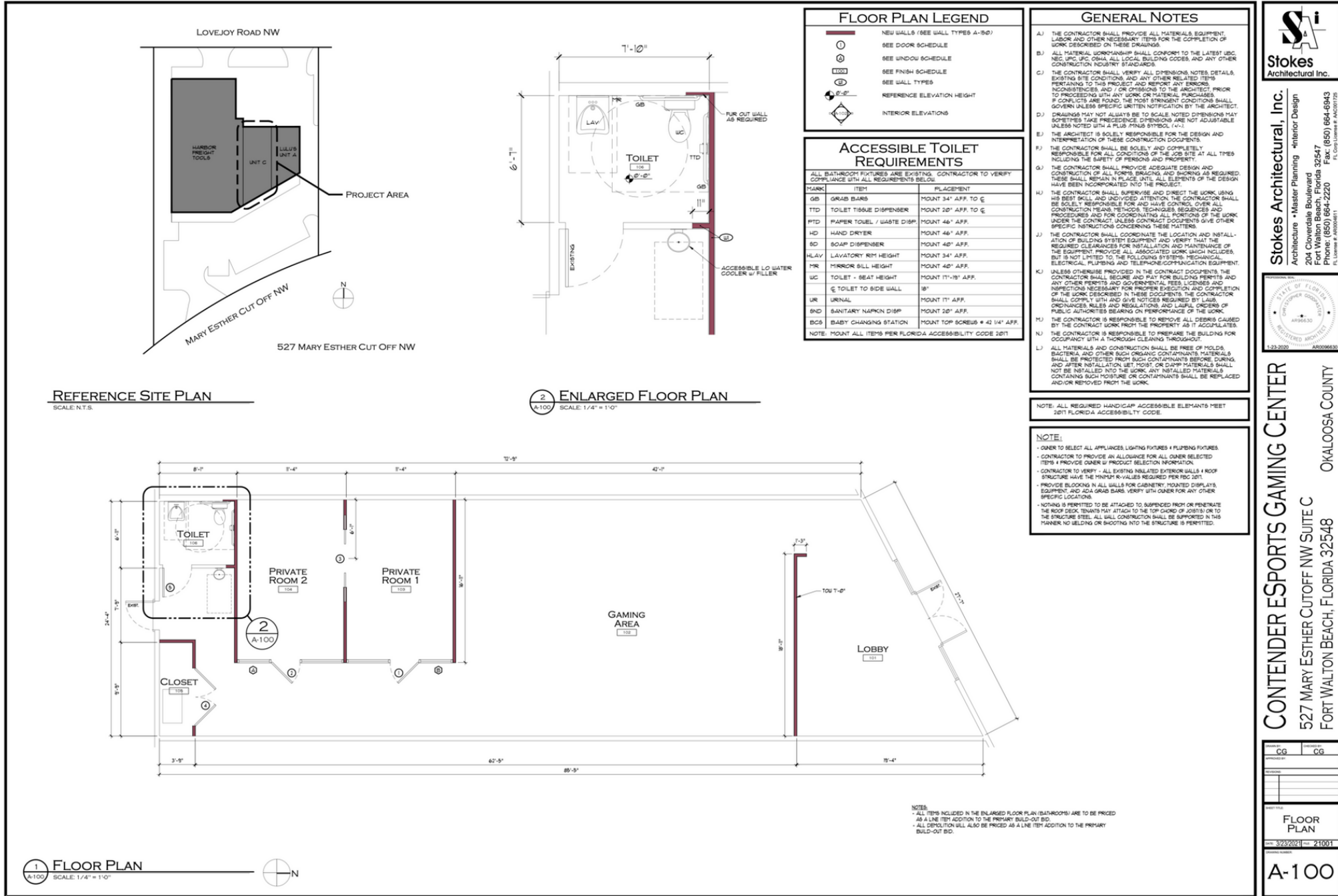
Fort Walton Beach is located between Pensacola and Panama City in Okaloosa County. The property's trade area is mainly characterized by military and tourism. Eglin Air Force Base and Hurlburt Field are within 20 minutes of the site. Covering over 463,000 acres, Eglin Air Force Base is the largest U.S. air force base globally 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. The trade area also consists of multiple national retailers such as Walmart Supercenter, Target, Publix, Sam's Club, Winn-Dixie, Lowe's, and Home Depot. New projects and infrastructure improvements within the Fort Walton Beach MSA have drawn private development to the city, creating more jobs and fueling the economy. Altogether, Okaloosa County has become a highly sought-after MSA for businesses.

## PROPERTY HIGHLIGHTS

- +/-2,004 of retail space available
- Great exposure and visibility along Mary Esther Cutoff NW (25,500 VPD)
- Located in the core retail trade area of Fort Walton Beach, FL
- Within 20 minutes of Hurlburt Field and Eglin Airforce Base

## OFFERING SUMMARY

|               |                         |
|---------------|-------------------------|
| Lease Rate    | Negotiable              |
| Available SF  | +/- 2,004 SF            |
| APN           | 09-2S-24-0000-0093-0220 |
| Zoning        | CG                      |
| Property Type | Retail                  |
| Traffic Count | 25,500                  |
| Market        | Fort Walton Beach       |



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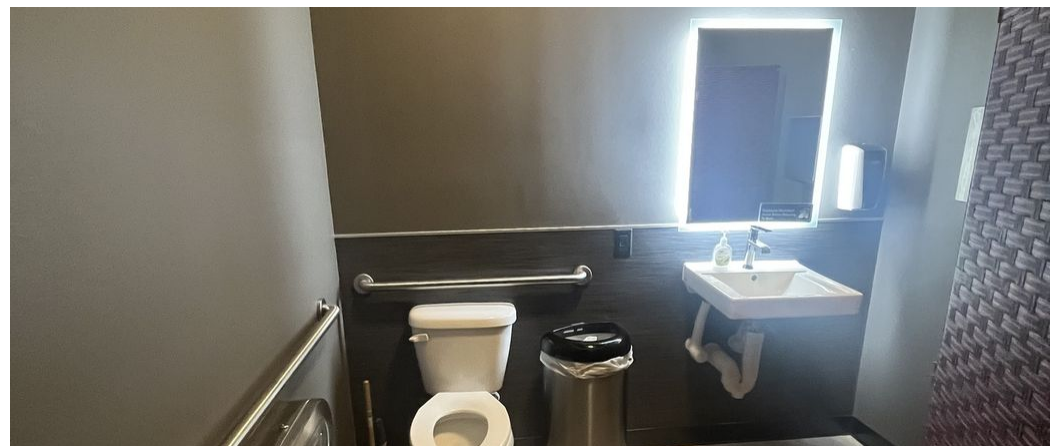
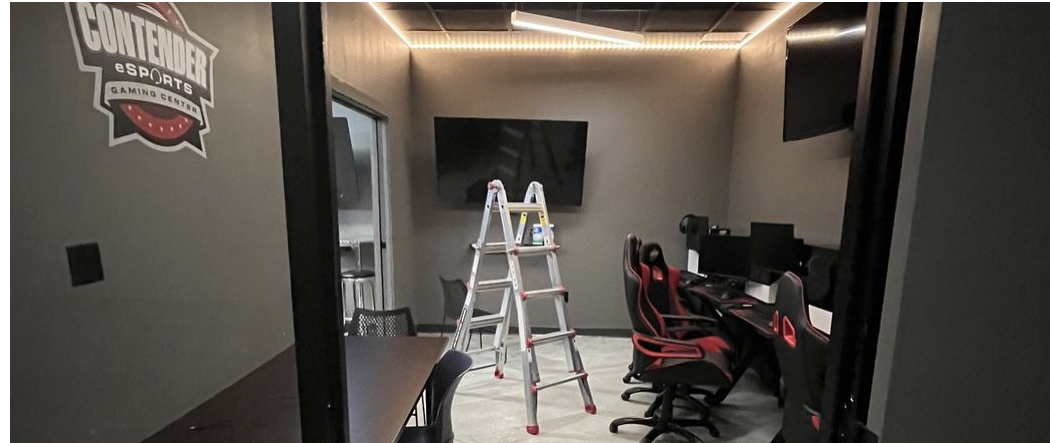


**CONTENDER ESPORTS GAMING CENTER**  
527 MARY ESTHER CUTOFF NW SUITE C  
FORT WALTON BEACH, FLORIDA 32548  
OKALOOSA COUNTY

|    |    |
|----|----|
| CG | CG |
|    |    |
|    |    |
|    |    |
|    |    |

**FLOOR PLAN**  
2024/01/01 - 21001  
**A-100**







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## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
Calculated using Weighted Block Centroid from Block Groups

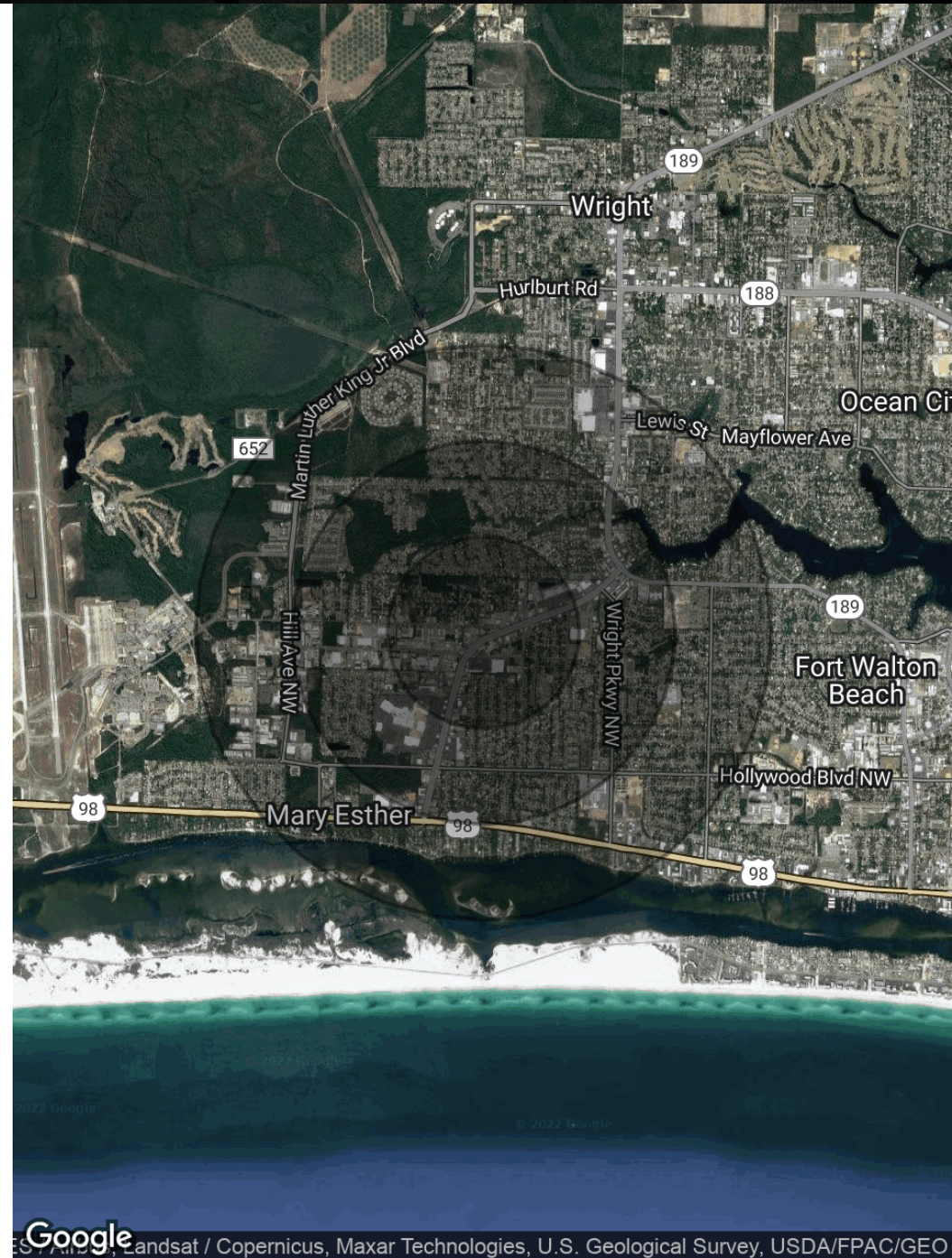
Lat/Lon: 30.4237/-86.6505

| 527 Mary Esther Cut Off NW<br>Fort Walton Beach, FL 32548 | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>   |                |                |                |
| 2022 Estimated Population                                 | 11,079         | 52,234         | 72,560         |
| 2027 Projected Population                                 | 11,509         | 54,323         | 75,640         |
| 2020 Census Population                                    | 10,229         | 50,861         | 70,863         |
| 2010 Census Population                                    | 9,794          | 46,343         | 64,695         |
| Projected Annual Growth 2022 to 2027                      | 0.8%           | 0.8%           | 0.8%           |
| Historical Annual Growth 2010 to 2022                     | 1.1%           | 1.1%           | 1.0%           |
| 2022 Median Age   | 39.6           | 38.5           | 39.5           |
| <b>Households</b>   |                |                |                |
| 2022 Estimated Households                                 | 4,620          | 22,200         | 30,995         |
| 2027 Projected Households                                 | 4,805          | 23,183         | 32,516         |
| 2020 Census Households                                    | 4,300          | 21,657         | 30,317         |
| 2010 Census Households                                    | 4,096          | 19,657         | 27,493         |
| Projected Annual Growth 2022 to 2027                      | 0.8%           | 0.9%           | 1.0%           |
| Historical Annual Growth 2010 to 2022                     | 1.1%           | 1.1%           | 1.1%           |
| <b>Race and Ethnicity</b>                                 |                |                |                |
| 2022 Estimated White                                      | 63.6%          | 63.1%          | 65.6%          |
| 2022 Estimated Black or African American                  | 13.6%          | 12.4%          | 11.2%          |
| 2022 Estimated Asian or Pacific Islander                  | 5.1%           | 4.7%           | 4.4%           |
| 2022 Estimated American Indian or Native Alaskan          | 0.5%           | 0.6%           | 0.6%           |
| 2022 Estimated Other Races                                | 17.2%          | 19.2%          | 18.2%          |
| 2022 Estimated Hispanic                                   | 12.8%          | 15.7%          | 14.3%          |
| <b>Income</b>   |                |                |                |
| 2022 Estimated Average Household Income                   | \$77,617       | \$68,948       | \$74,953       |
| 2022 Estimated Median Household Income                    | \$65,010       | \$60,199       | \$63,142       |
| 2022 Estimated Per Capita Income                          | \$32,420       | \$29,415       | \$32,217       |
| <b>Education (Age 25+)</b>                                |                |                |                |
| 2022 Estimated Elementary (Grade Level 0 to 8)            | 3.5%           | 4.2%           | 3.8%           |
| 2022 Estimated Some High School (Grade Level 9 to 11)     | 3.7%           | 4.7%           | 4.3%           |
| 2022 Estimated High School Graduate                       | 28.8%          | 28.1%          | 26.2%          |
| 2022 Estimated Some College                               | 27.7%          | 26.4%          | 25.2%          |
| 2022 Estimated Associates Degree Only                     | 7.8%           | 10.6%          | 10.5%          |
| 2022 Estimated Bachelors Degree Only                      | 19.3%          | 17.1%          | 18.9%          |
| 2022 Estimated Graduate Degree                            | 9.3%           | 8.9%           | 11.0%          |
| <b>Business</b>   |                |                |                |
| 2022 Estimated Total Businesses                           | 847            | 3,849          | 5,283          |
| 2022 Estimated Total Employees                            | 5,704          | 29,600         | 44,119         |
| 2022 Estimated Employee Population per Business           | 6.7            | 7.7            | 8.4            |
| 2022 Estimated Residential Population per Business        | 13.1           | 13.6           | 13.7           |

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Managing Broker

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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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