

# BELLCORE

COMMERCIAL



+/- 1,086 SF OFFICE FOR LEASE IN DESTIN, FL

36164 EMERALD COAST PKWY, DESTIN, FL 32541



## PROPERTY DESCRIPTION

+/- 1,086 SF office space available along Emerald Coast Pkwy in the heart of Destin, FL. Recently updated with fresh interior paint, new door hinges, and updated door knobs, the space offers a clean and modern professional environment suitable for a variety of office or retail users. Ownership prefers a non-medical tenant use that complements the existing co-tenant, Destin Medical Spa. Formerly occupied by Prime Lending, the suite features multiple private offices, a welcoming reception area, and convenient access to shared restrooms.

The property is ideally positioned near Crystal Beach Plaza, Destin Commons, Emerald Coast beaches, and major national retailers including Publix, Walgreens, Walmart, Lowe's, and The Home Depot, providing excellent visibility and accessibility in one of Destin's most active commercial corridors.

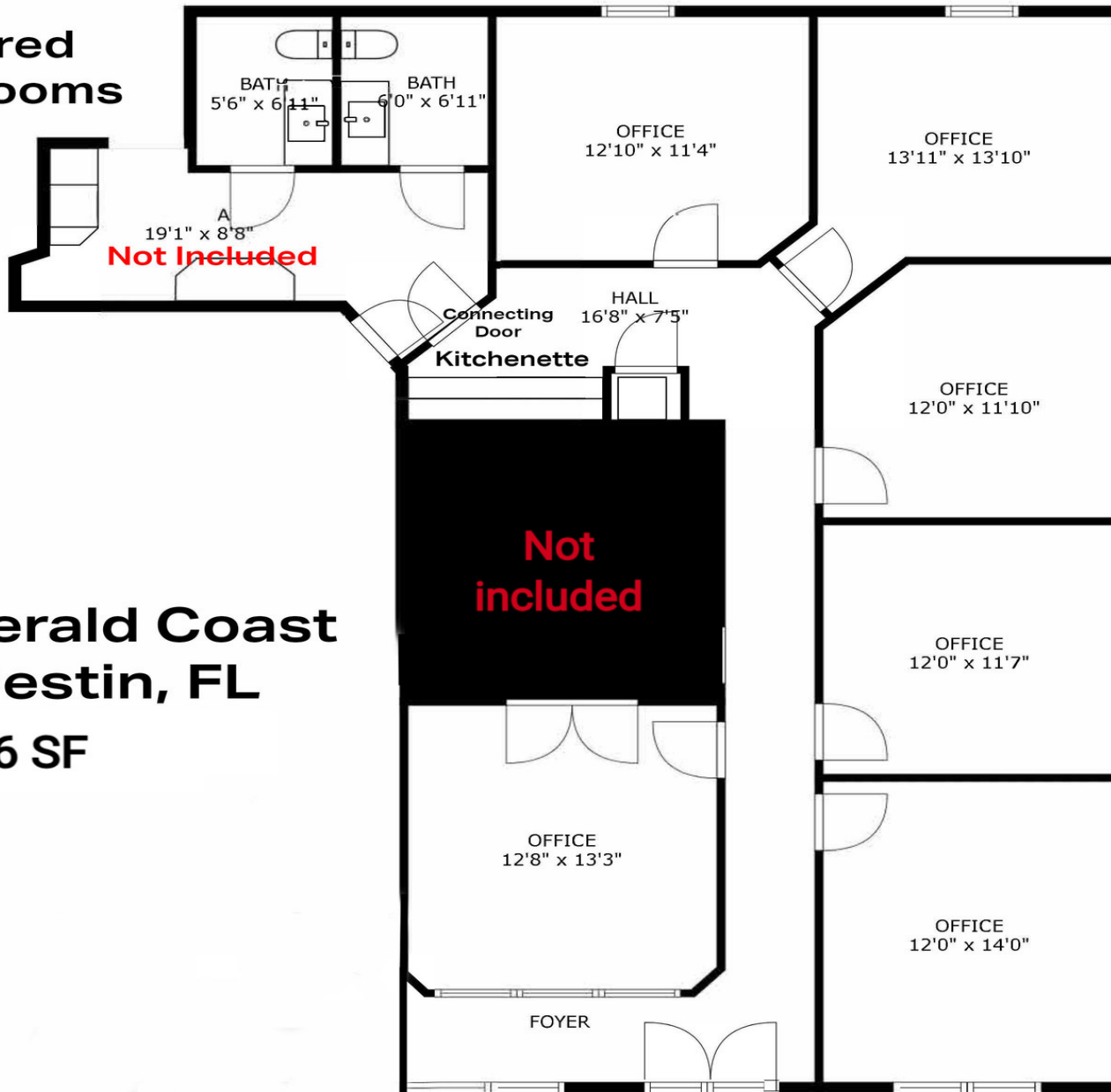
## PROPERTY HIGHLIGHTS

- +/- 1,086 SF Office Space suitable for non-medical tenant use
- Recently updated interior finishes
- Prime location along US Highway 98
- High traffic volume of 53,000 AADT
- Close proximity to tourist attractions and recreational areas

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$30 SF/yr (NNN) |
| NNN:           | \$13.53 PSF      |
| Available SF:  | 1,086 SF         |
| Building Size: | 3,380 SF         |
| Zoning         | CG               |
| Property Type  | Retail           |
| Traffic Count  | 53,000           |

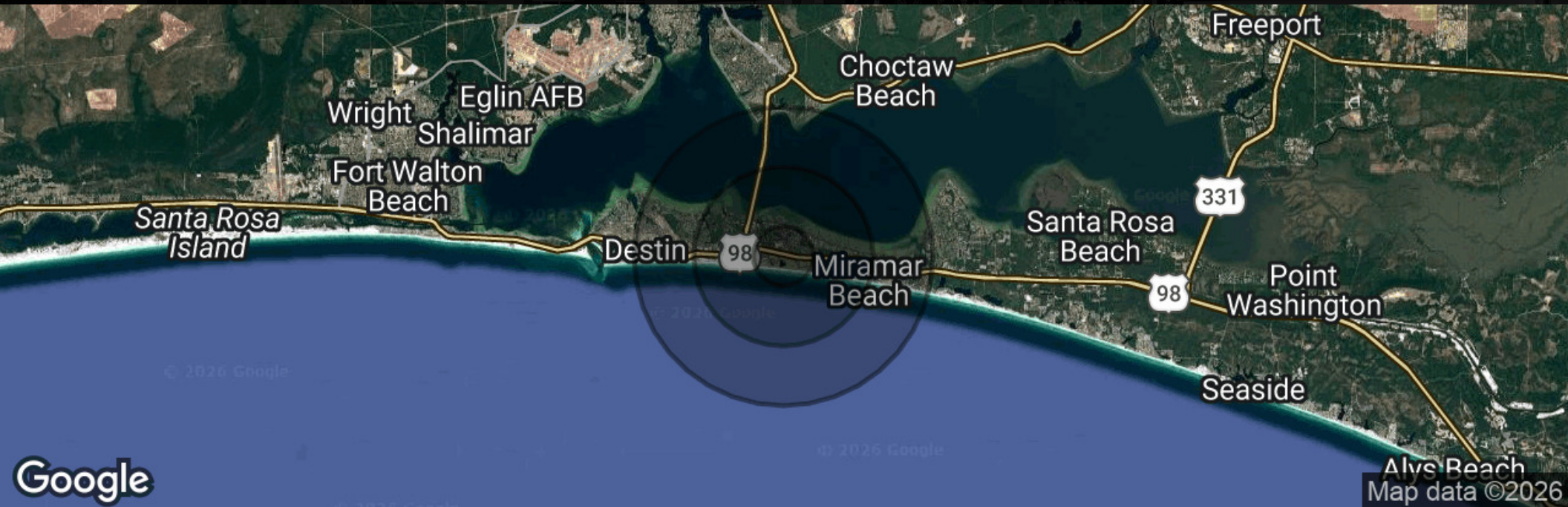
**Shared  
Bathrooms**



**36164 Emerald Coast  
Pkwy, Destin, FL**  
**±1,086 SF**







## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,707  | 11,267  | 18,874  |
| Average Age          | 47     | 48      | 47      |
| Average Age (Male)   | 47     | 48      | 47      |
| Average Age (Female) | 47     | 48      | 48      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,663     | 5,290     | 8,587     |
| # of Persons per HH | 2.2       | 2.1       | 2.2       |
| Average HH Income   | \$150,165 | \$135,816 | \$131,018 |
| Average House Value | \$911,869 | \$982,211 | \$859,634 |

2020 American Community Survey (ACS)



HARRY BELL JR.

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.

## EDUCATION

Harry has earned a Bachelor of Science degree in Finance

## MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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