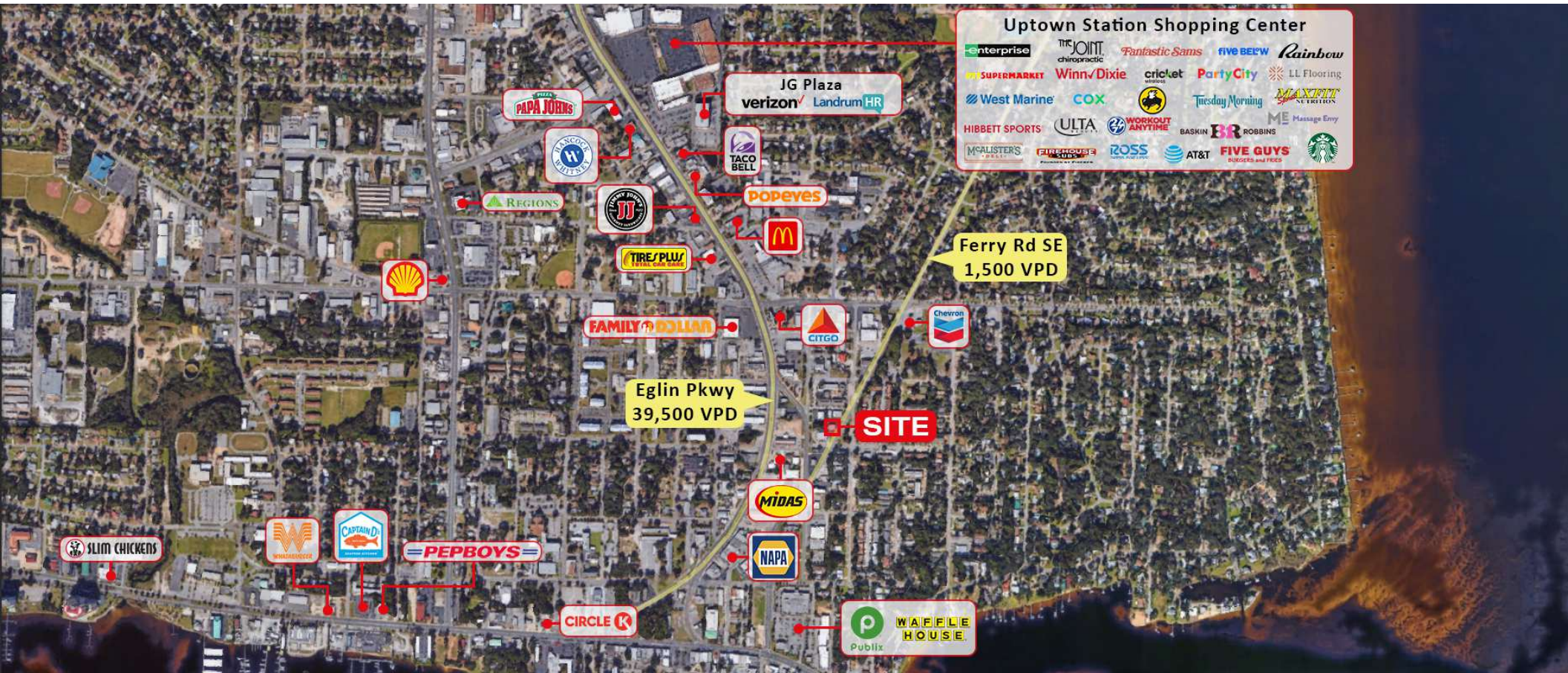


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INVESTMENT NNN LEASED OFFICE BUILDING

30 FERRY RD SE, FORT WALTON BEACH, FL 32548



PROPERTY DESCRIPTION

Excellent Investment NNN Leased Office Building in an income tax-free state. The property is situated on +/-0.23 acres in the heart of Fort Walton Beach and is located in the core retail trade area for the market. The tenant, Easy Vacation Services, shares a parking lot that Step One Automotive Group uses. The property is within minutes of numerous national retailers, restaurants, and other businesses, which include Ross Dress For Less, Ulta, Five Below, West Marine, Winn-Dixie, Party City, Buffalo Wild Wings, Five Guys, Starbucks, Firehouse Subs, and many more.

PROPERTY HIGHLIGHTS

- Located in an income tax-free state; ideally located in the heart of Fort Walton Beach
- Located near Eglin Pkwy, the main thoroughfare, which experiences over 53,000 vehicles per day
- Seller financing will be considered

OFFERING SUMMARY

Sale Price	\$670,000
Lot Size	0.23 Acres
Building Size	2,208 SF
Cap Rate	6.0%
APN	13-2S-24-1910-0292-0000
Property Type	Office
Traffic Count	53,000
Market	Fort Walton Beach



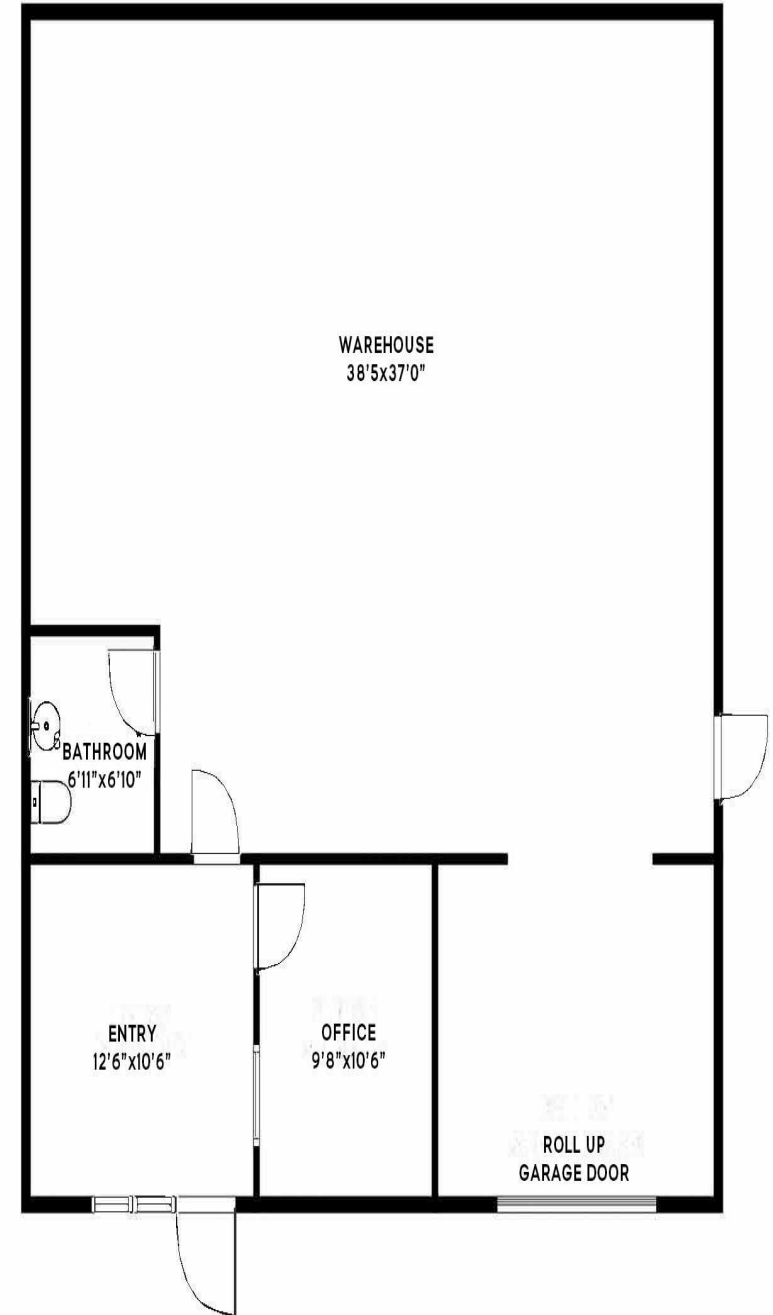
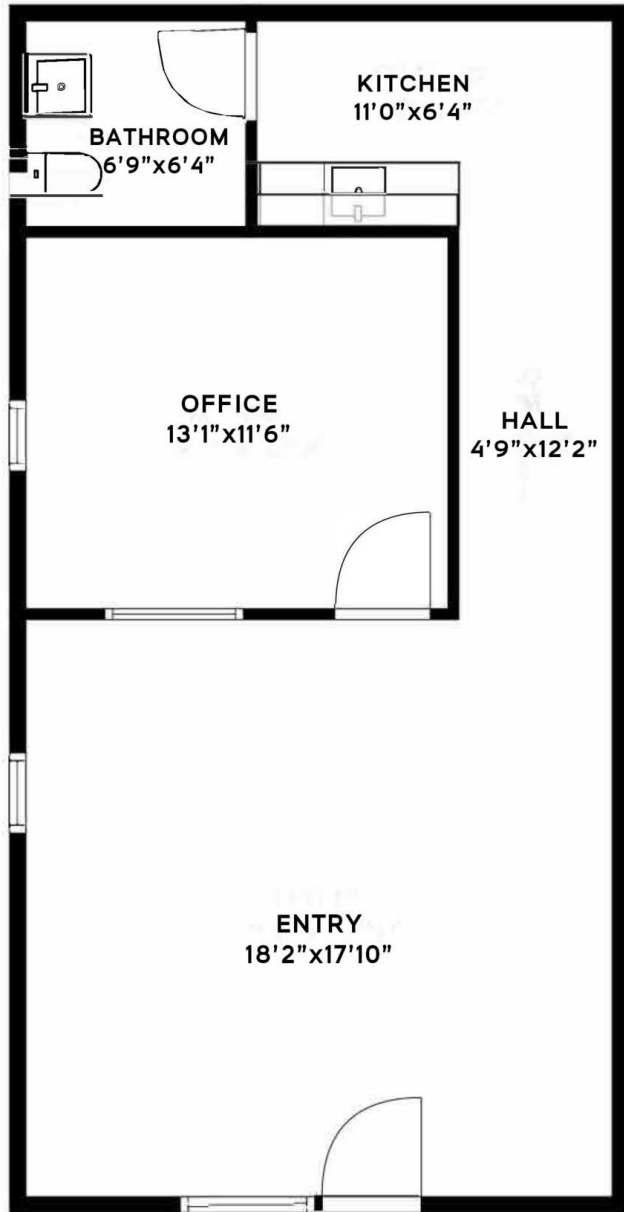
EASY VACATION SERVICES RENT ROLL

TENANT TRADE NAME:	BGB MANAGEMENT, LLC
DOING BUSINESS AS:	EASY VACATION SERVICES
LEASE TYPE:	NNN
LEASE COMMENCEMENT:	1/29/2024
TERM LEASE EXPIRATION:	2/28/2029
ANNUAL RENT:	\$39,000.00
RENT INCREASES:	3% ANNUAL INCREASES
GROSS LEASABLE AREA:	2,208 SF
COUNTY:	OKALOOSA
APN:	13-2S-24-1910-0292-0000
PROPERTY TAXES:	TENANT RESPONSIBLE
INSURANCE:	TENANT RESPONSIBLE
MAINTENANCE:	TENANT RESPONSIBLE

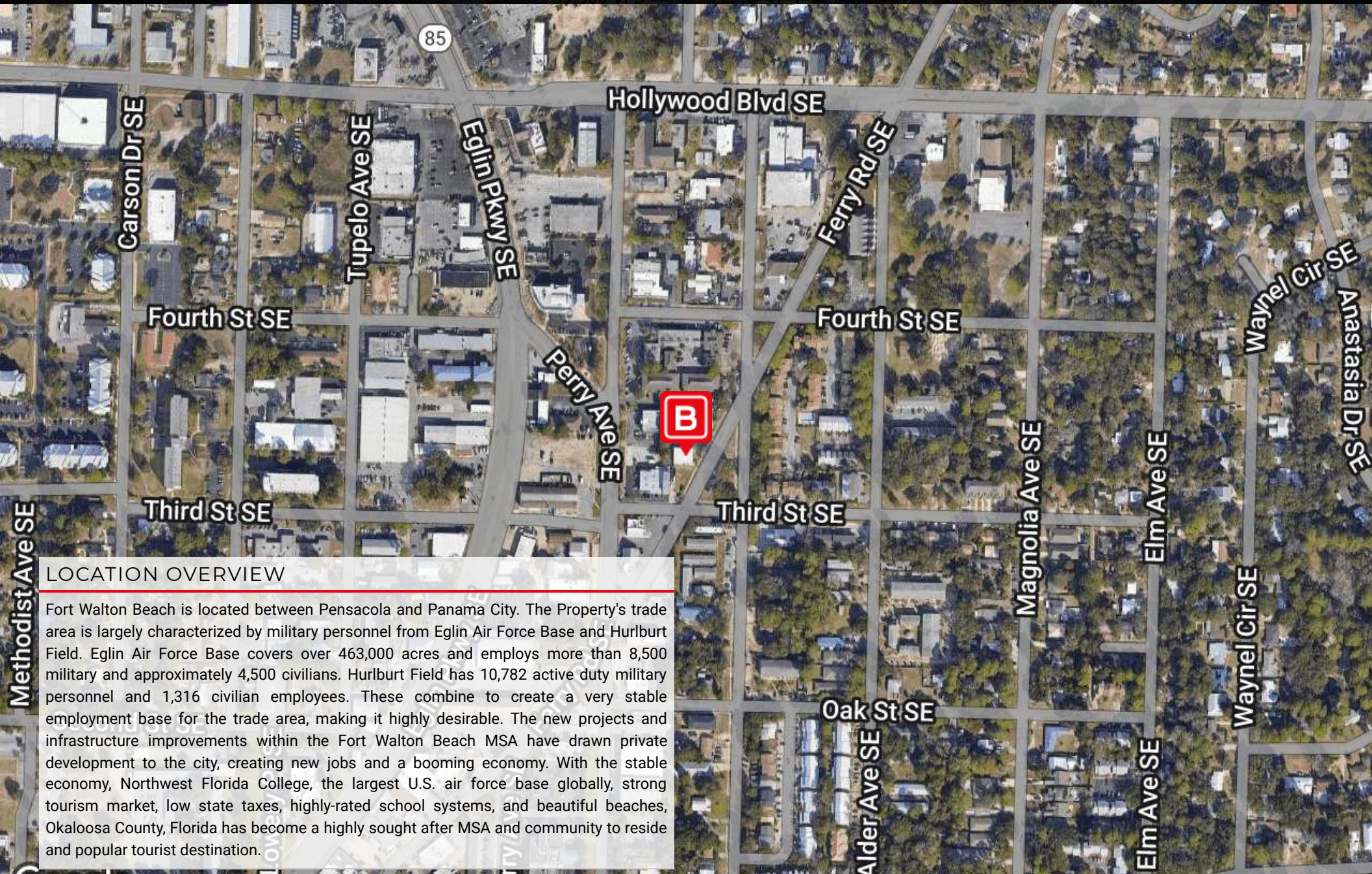
SUITE A & B FLOOR PLANS

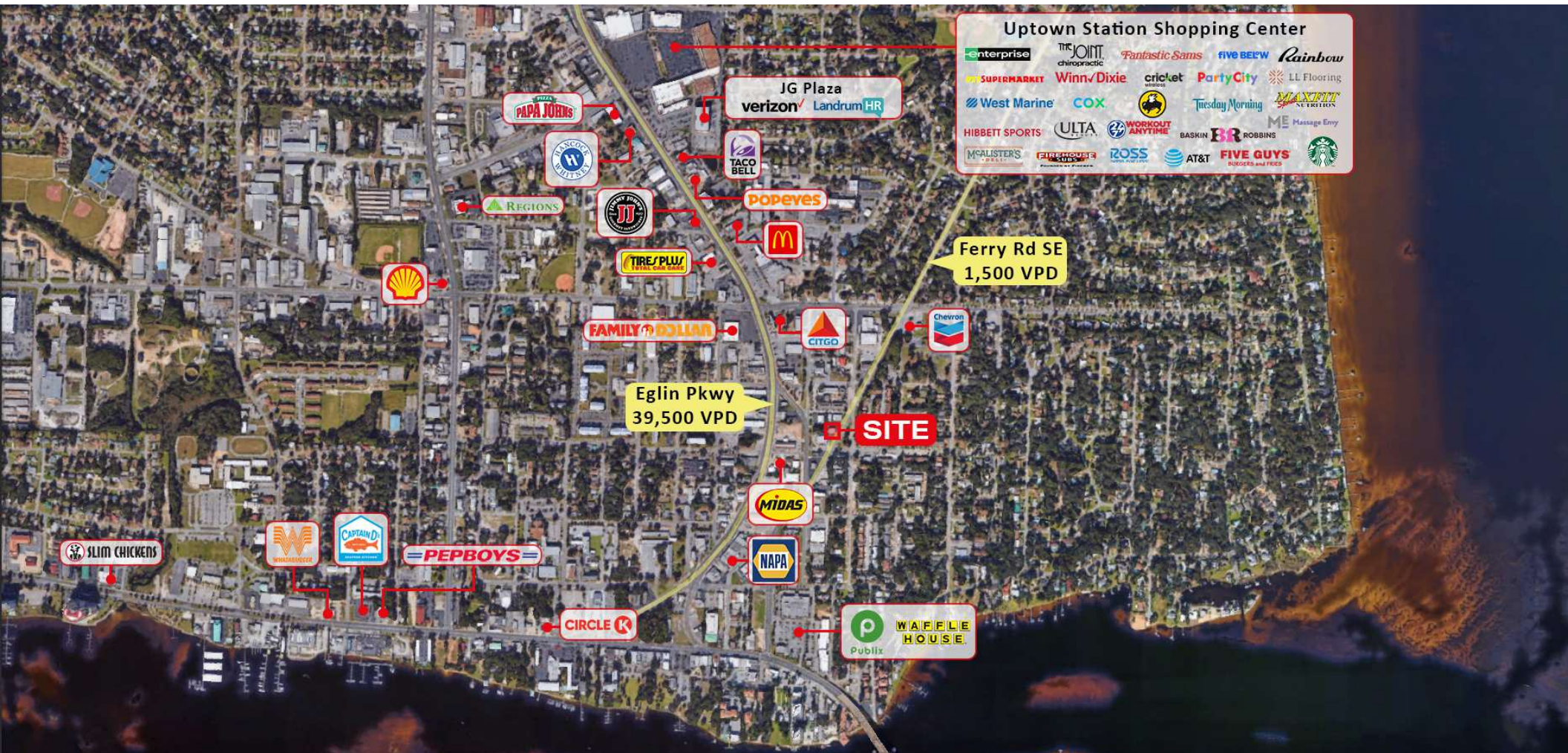
Eglin Pkwy
39,500 VPD

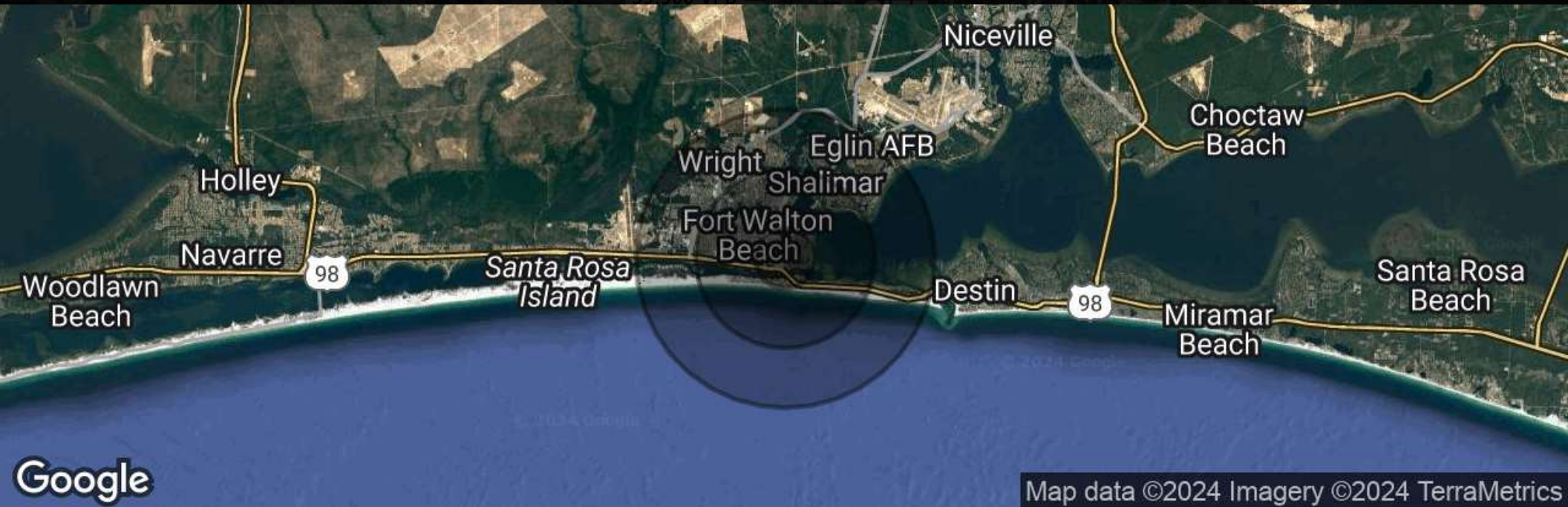
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,966	34,906	70,696
Average Age	39.1	38.4	38.2
Average Age (Male)	39.0	37.5	36.7
Average Age (Female)	39.5	39.8	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,632	15,131	29,851
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$56,891	\$61,162	\$64,443
Average House Value	\$237,643	\$247,801	\$258,413

* 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.

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