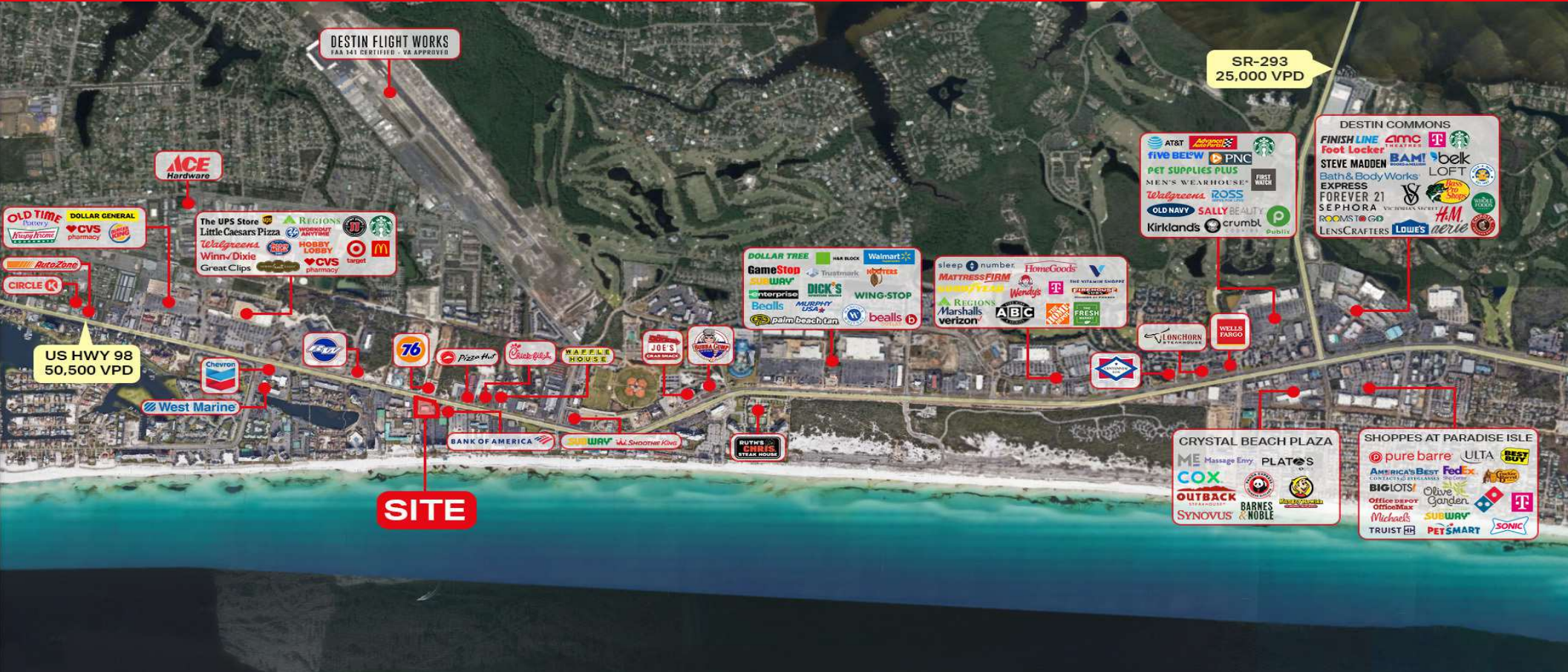


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DESTIN SHOPPES

1012 HWY 98 E, DESTIN, FL 32541



PROPERTY DESCRIPTION

Excellent, Class-A leasing opportunity in Destin, Florida. Destin Shoppes is an 8,300 SF multi-tenant retail center strategically located on U.S. Highway 98, Northwest Florida's primary coastal corridor, with approximately 50,500 vehicles per day. The available in-line unit is approximately 1,700 SF. The unit was previously occupied by T-Mobile and would be an ideal location for a retail user. The property has prime visibility along the bustling Hwy 98, located on the beachside of Highway 98 and across from Big Kahuna's Water Park. Located along the highway in the immediate area is a mixture of offices, shops, restaurants, condominiums, and numerous national retailers catering to the heavy traffic and commercial demand.

PROPERTY HIGHLIGHTS

- Exceptional tenant diversification, with Dunkin', Baskin-Robbins, and Aspen Dental co-tenants
- Excellent accessibility and visibility along Hwy 98 (50,500 VPD)
- Nearby national retailers include Publix, Walgreens, Walmart, Dick's Sporting Goods, The Home Depot, Lowes, Verizon, Starbucks, Big Lots, and many more

OFFERING SUMMARY

Lease Rate	\$28.00 SF/yr (NNN)
Available SF	1,700 SF
Lot Size	1.42 Acres
Building Size	8,300 SF
Zoning	GRMU (Commercial/Mixed-Use)
Property Type	Retail
Traffic Count	50,500

LEASE SPACES

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LEASE INFORMATION

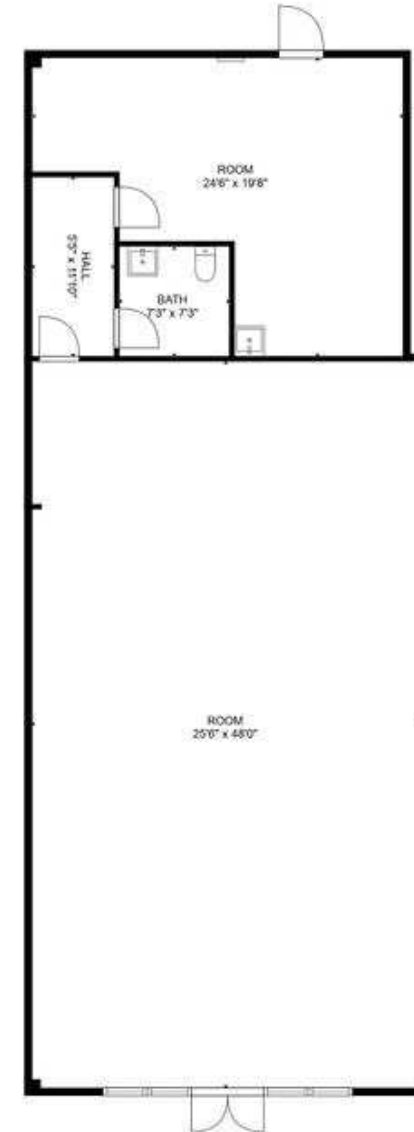
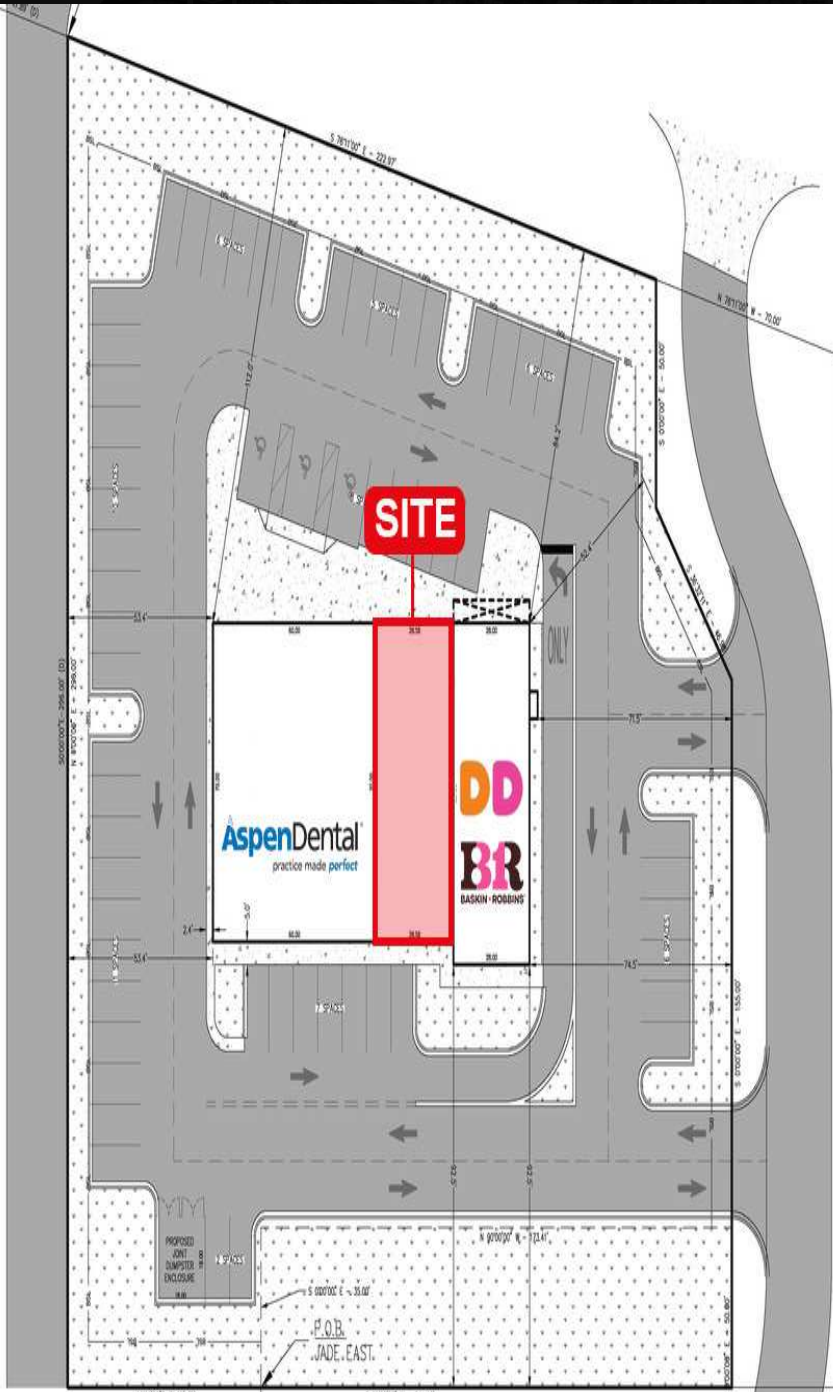
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,700 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Endcap Office/Retail Space	-	4,200 SF	NNN	\$39.00 SF/yr
Suite 101	Available	1,700 SF	NNN	\$28.00 SF/yr

SITE & FLOOR PLAN

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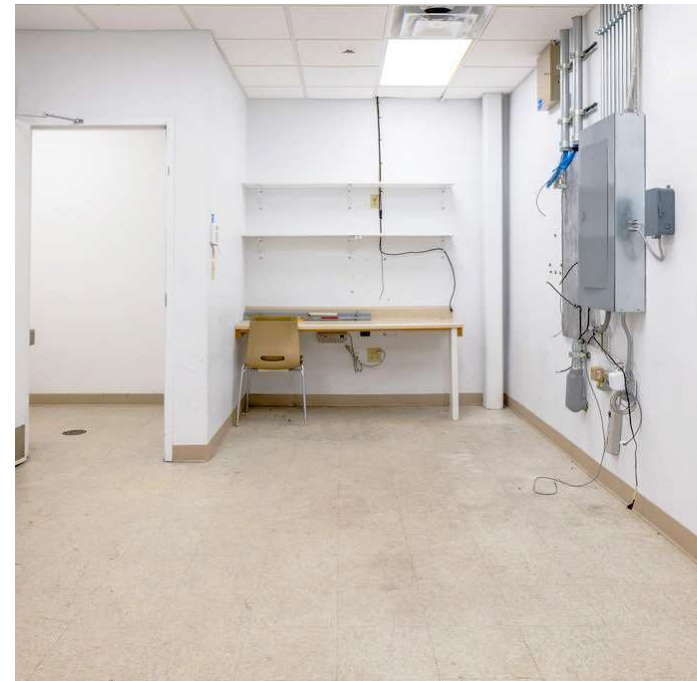
Estimated areas
GLA FLOOR 1: 1,700 sq. ft, excluded 0 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

INTERIOR SUITE PHOTOS

US HWY 98
50,500 VPD

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LOCATION MAP

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LOCATION OVERVIEW

Highway 98 runs East and West along the Gulf Coast of Northwest Florida and connects Pensacola with Destin (West) and Panama City (East). Destin is also East of Fort Walton Beach and approximately halfway between Pensacola and Panama City. The property is in close proximity to downtown Destin and popular tourist attractions and recreational areas, including several golf courses and Henderson Beach State Park. Located in a dense retail corridor, the property is surrounded by major national retailers, restaurants, and entertainment. National retailers nearby include Bass Pro Shops, Whole Foods, Wal-Mart Supercenter, Belk, H&M, AMC Theaters, Ross, Stein Mart, Publix, Bed Bath & Beyond, Home Depot, Lowe's, Best Buy, PetSmart, Office Depot, Ulta, The Fresh Market, and many more.

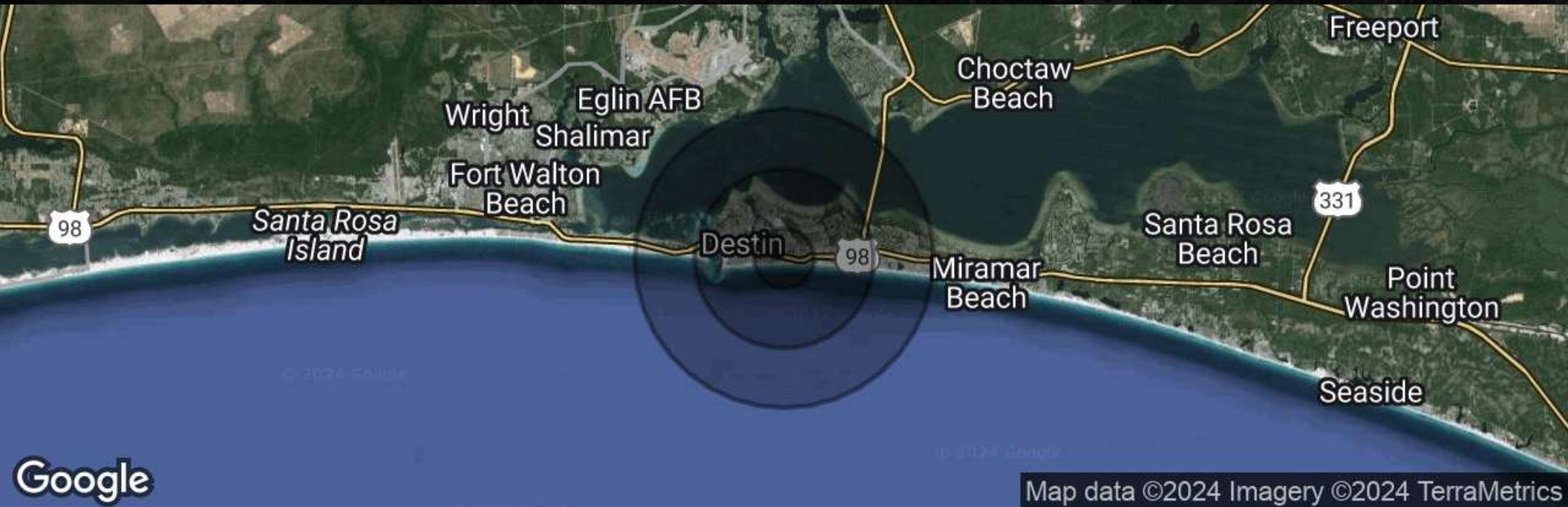
Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

AERIAL RETAIL MAP

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,756	12,502	16,710
Average Age	42.1	40.6	40.9
Average Age (Male)	35.9	36.8	38.8
Average Age (Female)	45.8	43.2	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	725	5,173	7,058
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$105,845	\$97,460	\$100,839
Average House Value	\$659,570	\$652,930	\$652,930

* Demographic data derived from 2020 ACS - US Census

**HARRY BELL JR.**

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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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