

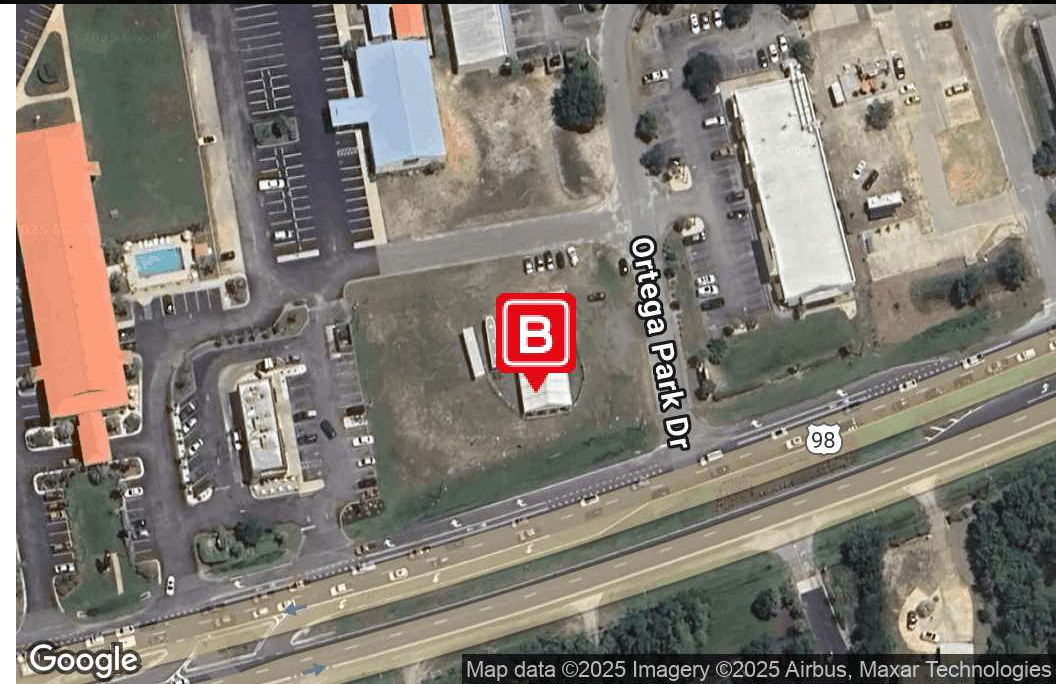
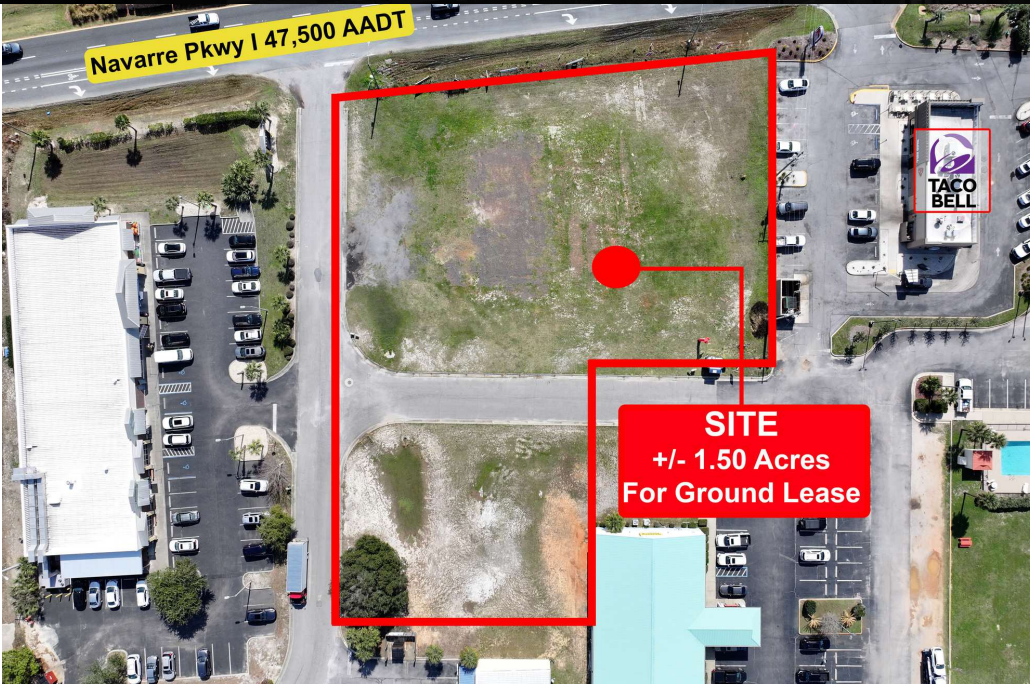
BELLCORE

COMMERCIAL



PRIME 1.5-ACRE COMMERCIAL LOT NEAR NAVARRE BEACH

0000 ORTEGA PARK DR, NAVARRE, FL 32566



PROPERTY DESCRIPTION

This cleared 1.503-acre parcel, situated merely minutes from the Navarre Bridge leading to the beach, presents a premier ground lease opportunity within a high-traffic commercial corridor. It is zoned for Highway Commercial Development (HCD), permitting a range of utilizations, including retail, dining establishments, offices, medical services, automotive services, hotels, and additional options. With its exceptional visibility and adaptable zoning regulations, this location is ideally suited for enterprises seeking to establish a foothold in a burgeoning area.

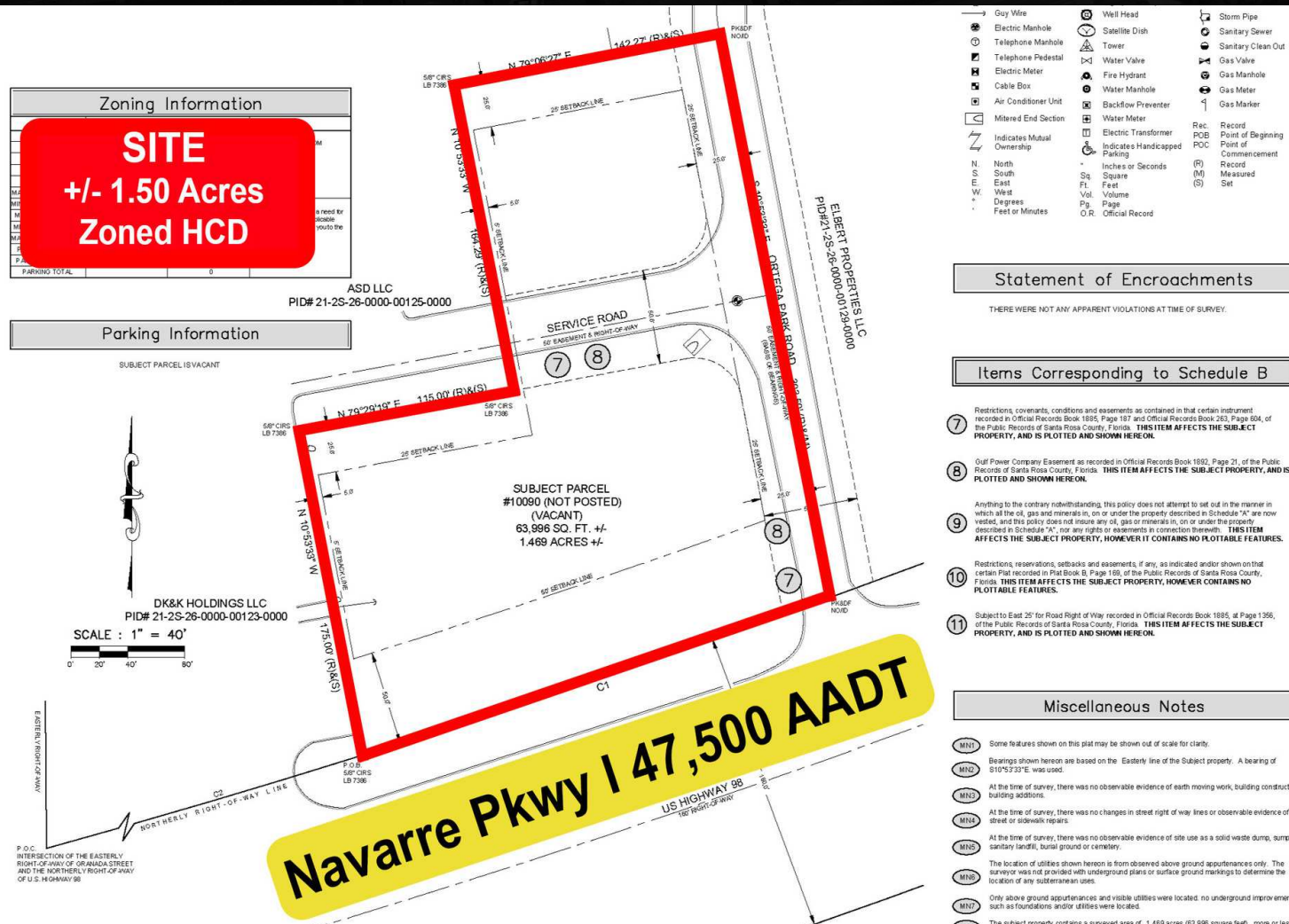
PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Spacious parking for customers and employees
- Strong surrounding businesses and residential community

OFFERING SUMMARY

Lease Rate:	\$10,886.67 per month (Ground)
Available SF:	1.5 Acres
Zoning	HCD
Property Type	Land
Traffic Count	42,500
Market	Navarre



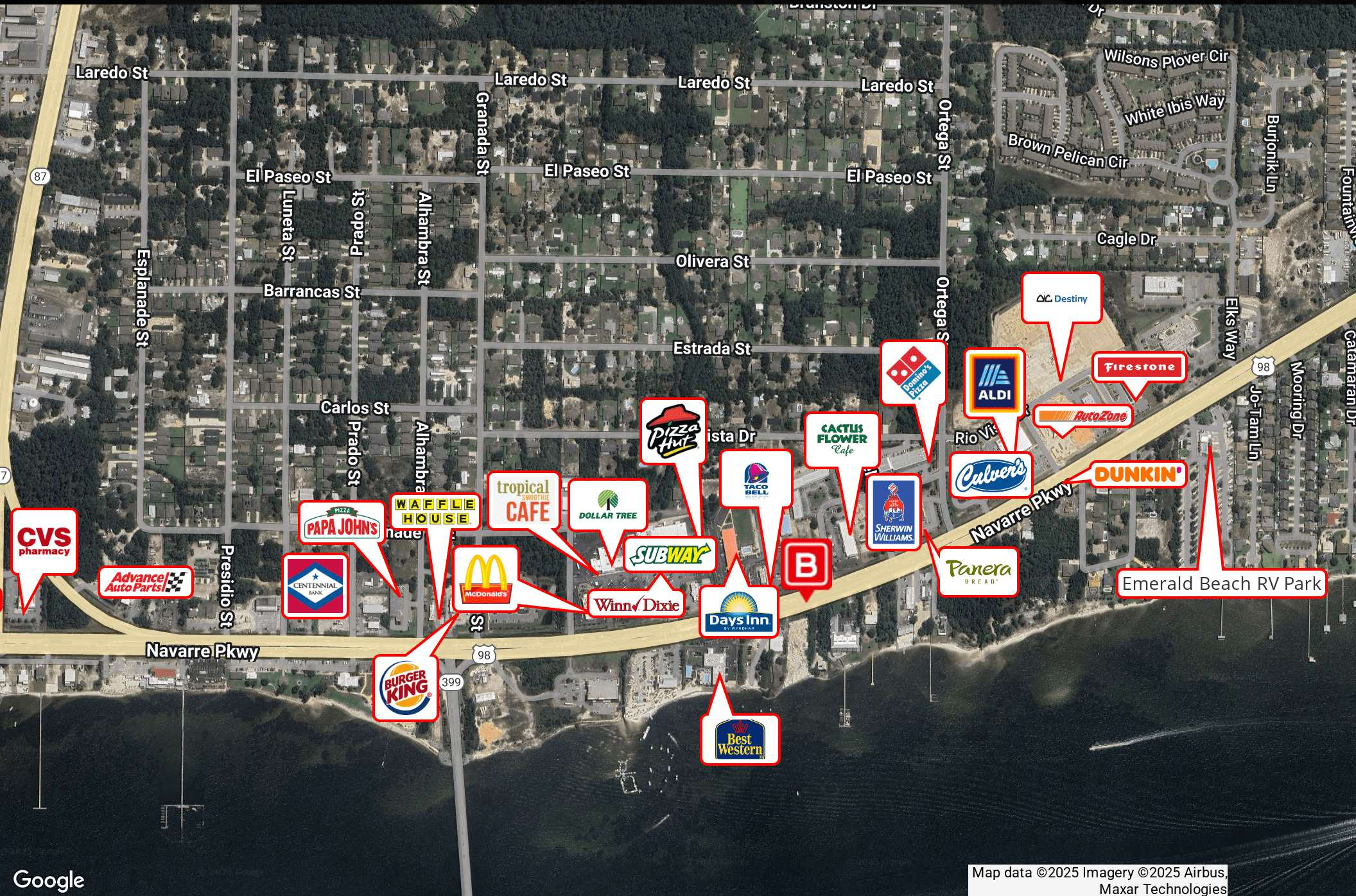


LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	1.5 Acres	Lease Rate:	\$10,886.67 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
TBD Ortega Park Dr	Available	1.5 Acres	Ground Lease	\$10,887 per month



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies





POPULATION

	1.5 MILES	3 MILES	5 MILES
Total Population	8,683	25,265	45,096
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	1.5 MILES	3 MILES	5 MILES
Total Households	3,142	9,446	16,733
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$128,377	\$120,672	\$121,594
Average House Value	\$392,540	\$384,090	\$397,729

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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