

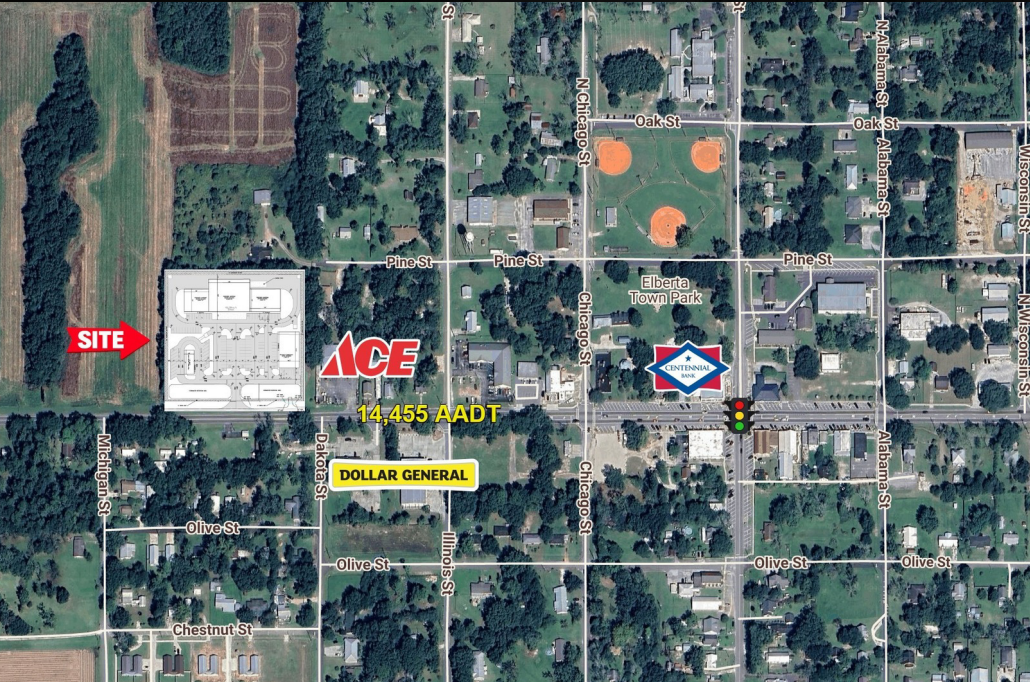
BELLCORE

COMMERCIAL



RETAIL DEVELOPMENT

24701 STATE STREET, ELBERTA, AL 36530



MARKET OVERVIEW

- Baldwin County AL is the sixth-fastest -growing metro area in the United States with a population increase of 51.05% between 2010-2020.
- According to the 2020 U.S. Census, the population of Baldwin County was officially recorded at 231,767 residents. While the county has fourteen incorporated municipalities, ranging in size & density, most of the Baldwin's population resides in the rural, unincorporated areas.
- 2026 Estimated population is 276,610, reflecting a 2.79% growth rate.
- The Property is located on Highway 98 a major connection between Pensacola and Foley AL with Traffic counts increasing to 14,455 VPD in 2024 from 10,792 VPD in 2020(33.9% over 4 years)
- Baldwin County boasts 680,000+ workers in the regional labor force and access to top-tier education and training programs. The community provides the talent that businesses need to thrive today and tomorrow.

PROPERTY DESCRIPTION

The property is planned as a modern retail shopping center designed to accommodate a diverse mix of tenants, featuring a primary multi-tenant retail building complemented by additional pad sites for flexible use. The layout incorporates multiple storefronts with strong visibility, convenient access points, and thoughtfully designed traffic flow to support customer ease and circulation. Ample on-site parking is distributed throughout the development, along with dedicated areas that can support drive-thru or quick-service concepts.

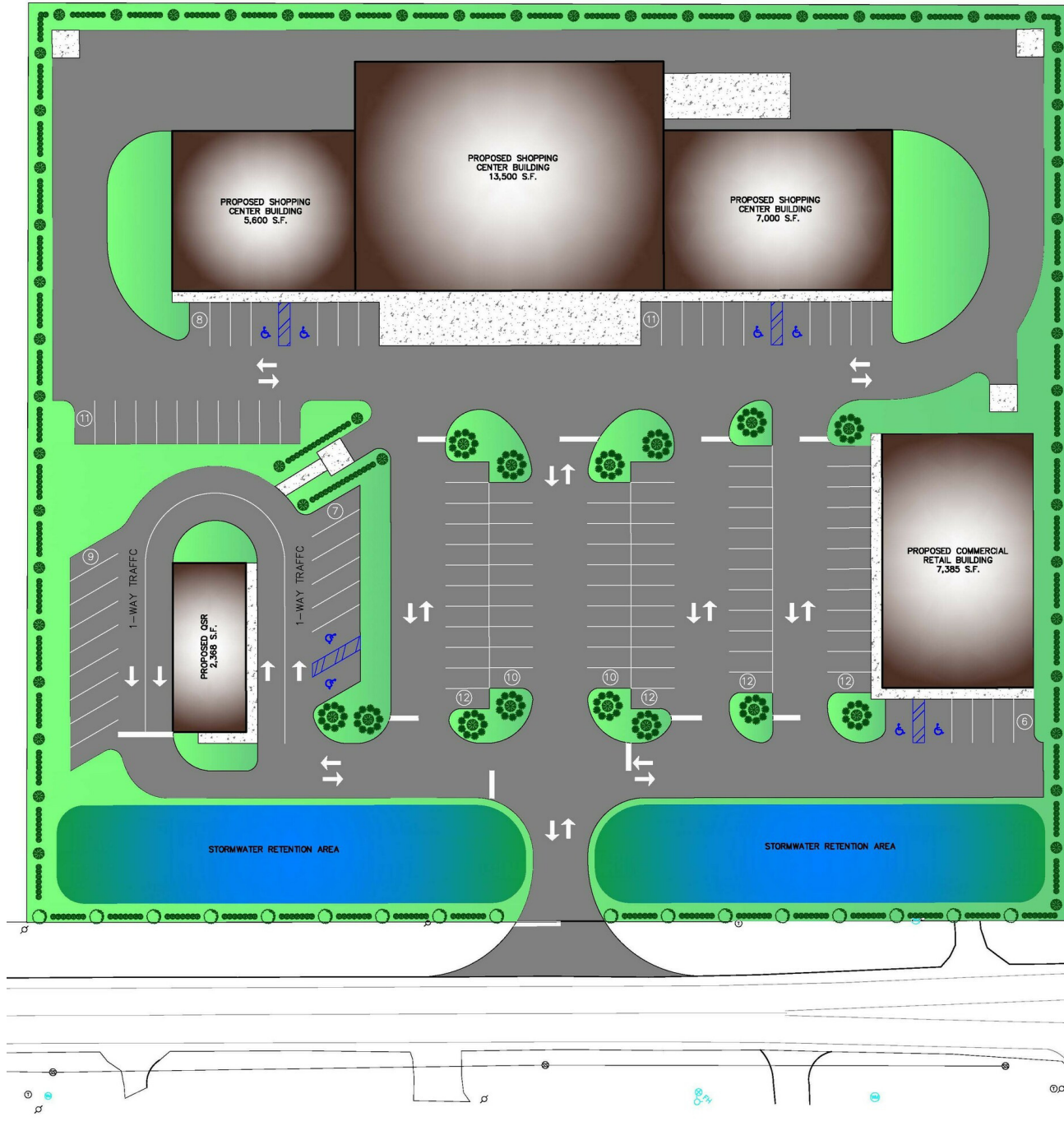
PROPERTY HIGHLIGHTS

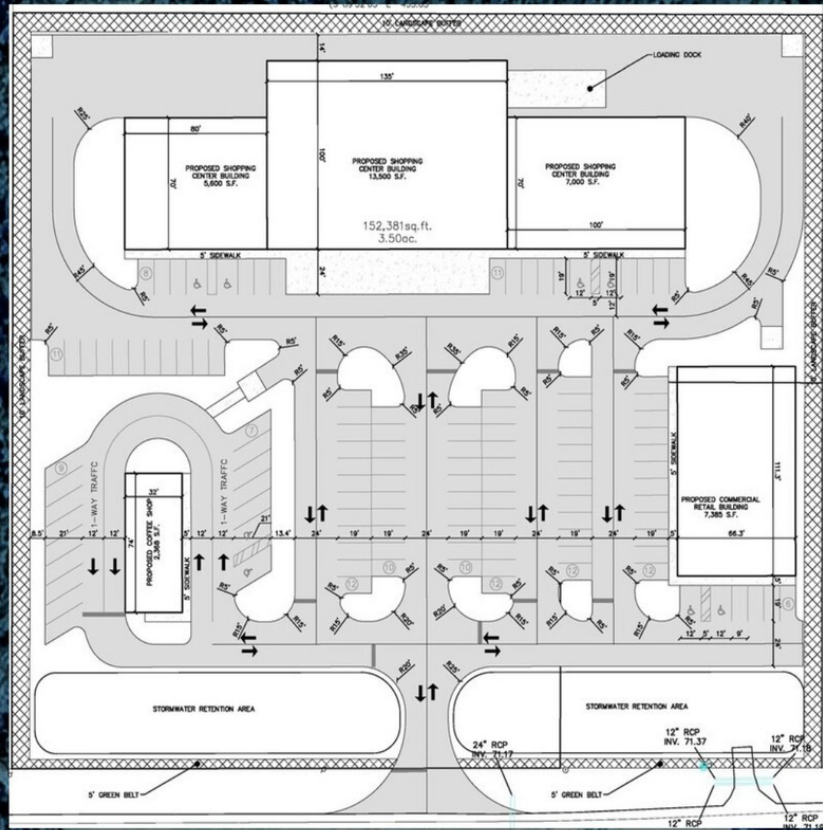
- Prime retail leasing opportunity
- Multi-tenant retail building with flexible suite configurations
- Outparcel opportunities available
- High visibility and accessibility

OFFERING SUMMARY

Available SF:	26,100 SF
Lot Size:	3.5 Acres
Property Type	Retail
Traffic Count	14,455

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	7,078	30,601	116,935
Total Population	16,436	70,071	292,625
Average HH Income	\$85,275	\$91,091	\$94,415







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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