

FULLY LEASED MULTI-TENANT OFFICE BUILDINGS FOR SALE

8734 & 8750 ORTEGA PARK DR NAVARRE, FL 32566

ENCOMPASSING 8734, 8736, 8738, 8740, 8746, 8748, 8750, 8752, 8754 & 8756 ORTEGA PARK DR



**HOLLEY PROPERTIES
REAL ESTATE**

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6863 Navarre Pkwy, Navarre, FL 32566 | holleyproperties.com



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Status: Active
Property Type: Multi-Tenant Office Center
Retail Type: Neighborhood Center
Gross Land Area: 2.12 Acres
Sale Price: \$2.4 million
Unit Price: \$175.04 SF
Sale Terms: Cash to Seller
County: Santa Rosa
Parcel IDs: 21-25-26-0000-00135-0000
 21-25-26-0000-00136-0000
 21-25-26-2740-00200-0010
 21-25-26-2740-00200-0031
Property Usage: Multi-Tenant Offices
Zoning: HCD
Building/Unit Size (RSF): 13,711 SF
Year Built: 2008, 2004, and 2001
Parking Lot type: 41 Surface & Additional parking
 on gravel behind building for
 at least 30 vehicles
Construction/Siding: Metal and Stucco
Roof: Metal

Total Leasable Space: 13,711
Total Units: 10
Total Units Leased: 10
Total Paved parking spaces: 41
Total Additional Parking: rear of south
 facing building: 30+
Total Land Area: 2.12 Acres

Rare Investment Opportunity! Office complex with long-term tenant mix to include medical, real estate insurance, retail is 100% occupied. This 10-unit office complex is in Navarre, Florida, a very desirable and quickly growing coastal community in Northwest Florida. This offering includes three buildings, more than 70 parking spaces for tenants and customers and 2.04 acres. Easy access to Hurlburt Field, Fort Walton Beach, Navarre, Gulf Breeze and Pensacola. The complex is one block north and viewable from heavily traveled Hwy. 98 making it easily accessible with excess common parking. Multiple waiting areas, offices, bathrooms throughout the entire office complex. Ideal for owner/investor.



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BUILDING 1

Type	M TNT OFFC	Floor	CARPET
Total Area	6722	Heat Type	FCD AIR D
Heated Area	5452.00	A/C Type	CENTRAL
Ext Walls	WD FR STUC	Bathrooms	6.00
Roof Cover	MOD METAL	Bedrooms	0.00
Interior Walls	DRYWALL	Stories	1.00
Foundation	MONOLITHIC	Actual Year Built	2001
Frame	STEEL	Effective Year Built	2001

BUILDING 2

Type	M TNT OFFC	Floor	CARPET
Total Area	6722	Heat Type	FCD AIR D
Heated Area	5452.00	A/C Type	CENTRAL
Ext Walls	WD FR STUC	Bathrooms	6.00
Roof Cover	MOD METAL	Bedrooms	0.00
Interior Walls	DRYWALL	Stories	1.00
Foundation	MONOLITHIC	Actual Year Built	2004
Frame	STEEL	Effective Year Built	2004

BUILDING 3

Type	M TNT OFFC	Floor	CARPET
Total Area	3195	Heat Type	FCD AIR D
Heated Area	2807.00	A/C Type	CENTRAL
Ext Walls	PREFIN MTL ; WD FR STUC	Bathrooms	2.00
Roof Cover	P-FIN METL	Bedrooms	0.00
Interior Walls	DRYWALL	Stories	1.00
Foundation	MONOLITHIC	Actual Year Built	2008
Frame	STEEL	Effective Year Built	2008



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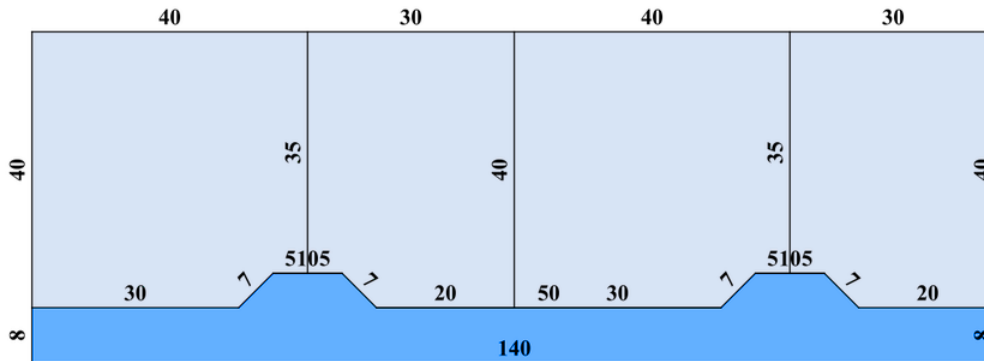
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BUILDING 1



BAS	BASE AREA	1162	2001
BAS	BASE AREA	1562	2001
BAS	BASE AREA	1162	2001
BAS	BASE AREA	1562	2001
CAN	CANOPY	1270	2001



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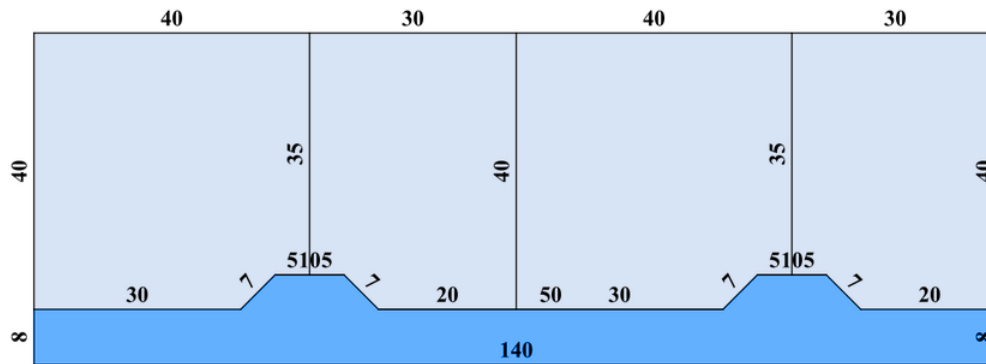
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BUILDING 2



BAS	BASE AREA	1162	2004
BAS	BASE AREA	1562	2004
BAS	BASE AREA	1162	2004
BAS	BASE AREA	1562	2004
CAN	CANOPY	1270	2004



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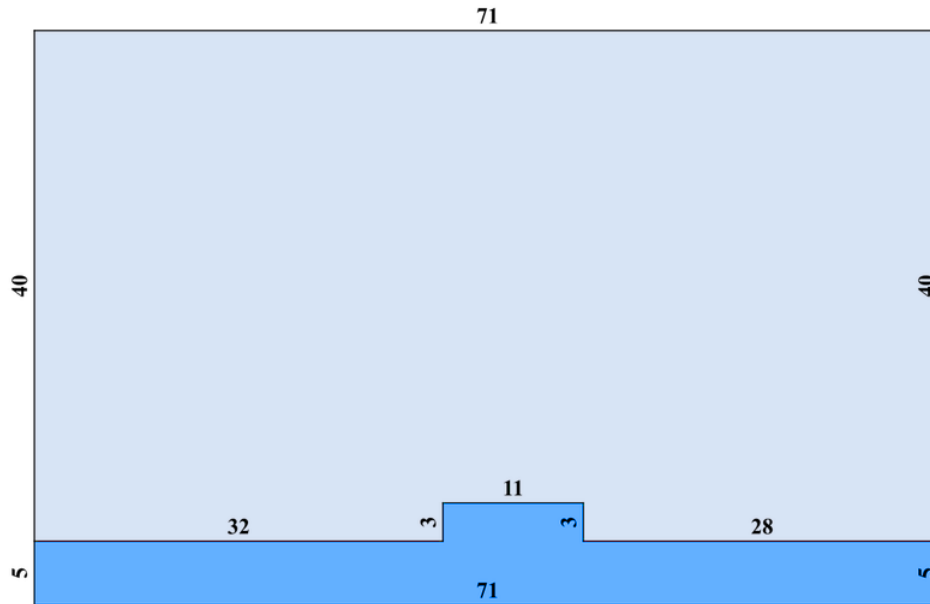
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BUILDING 3



BAS	BASE AREA	2807	2008
CAN	CANOPY	388	2008



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Looking northwest at Buildings 2 and 3



Looking east at Building 2.



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Looking at the middle of Building 1



Building 1 looking east to west



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Looking at Building 2 – southwest view



Most southern side of Building 2



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Eastern side of Building 1



Northern side of Building 2



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Picture description



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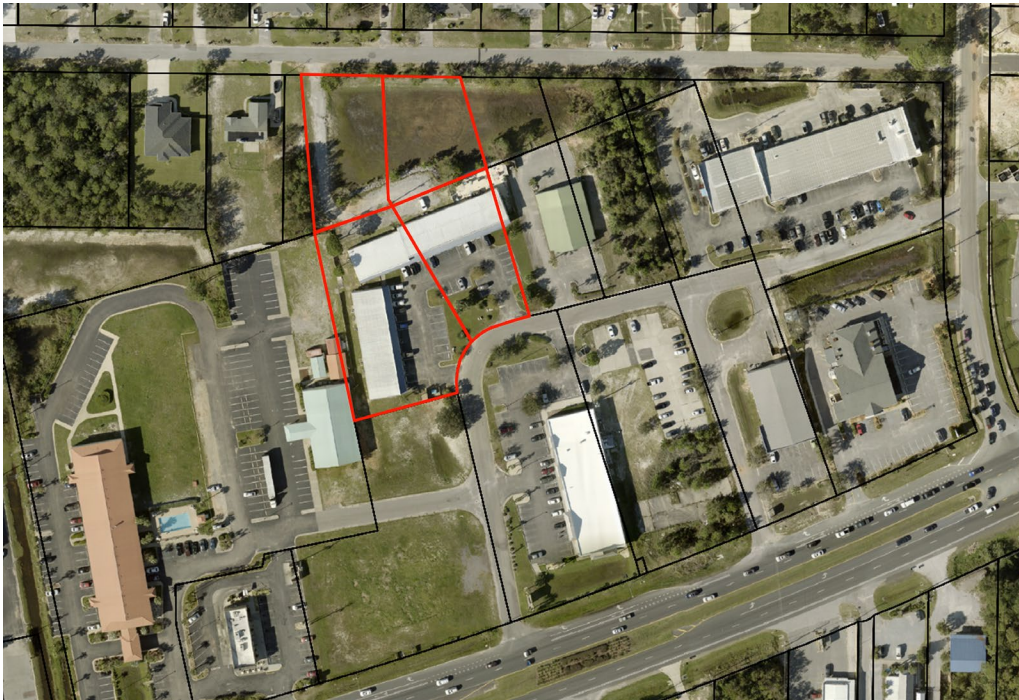


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Aerial showing all four parcels



Aerial looking southeast



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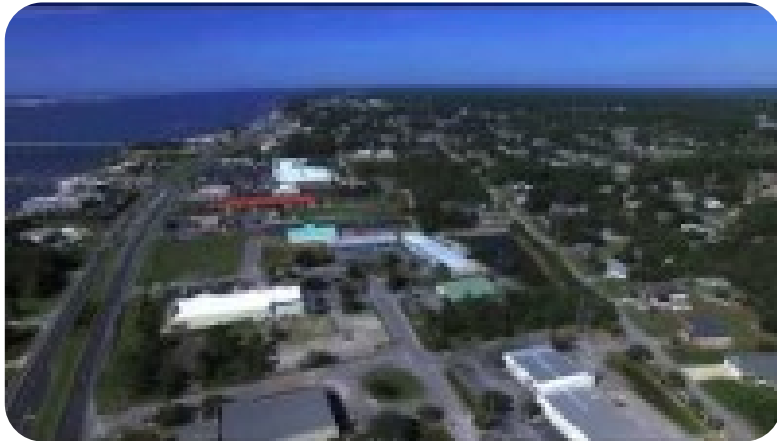
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Aerial with a 360 degree view of the property



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Greater Navarre Area

Ranked nationally and internationally

Navarre, best known for its beautiful white sand beaches and booming tourism, is regularly recognized in national and international rankings. Money Magazine recently touted Navarre as one of the Top 50 Best Places to Live, which U.S. News & World Report included the Pensacola metro area as one of the Top 10 Best Places for Retirement. The population is growing, new schools are being built to accommodate the area's increasing popularity and new businesses, including some major franchises, have targeted the area for future development. Tourism is also growing exponentially, with new records being set for the amount of tourism dollars coming to the area.



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Criteria Used for Analysis

Income:

Median Household Income

\$75,242

Age:

Median Age

38.0

Population Stats:

Total Population

41,395

Consumer Segmentation

Life Mode

**What are the
people like that
live in this area?**

Family Landscapes

Successful younger families in
newer housing

Urbanization

**Where do people
like this usually
live?**

Semirural

Small town living, families with
affordable homes



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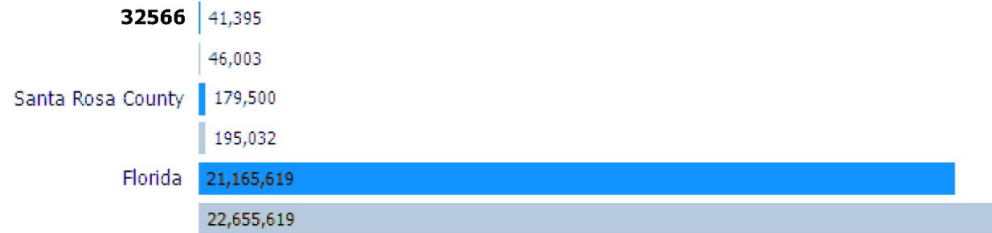
Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 2020
- 2025 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 2020
- 2025 (Projected)



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Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 2020
- 2025 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 32566



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Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 32566



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020

■ 2025 (Projected)



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Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020
Update Frequency: Annually

- 2020
- 2025 (Projected)

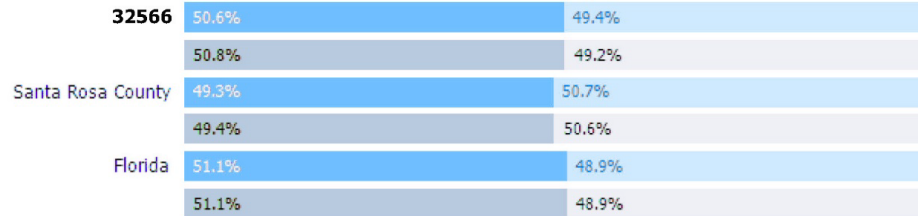


Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020
Update Frequency: Annually

- Women 2020
- Men 2020
- Women 2025 (Projected)
- Men 2025 (Projected)



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Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 2020
- 2025 (Projected)



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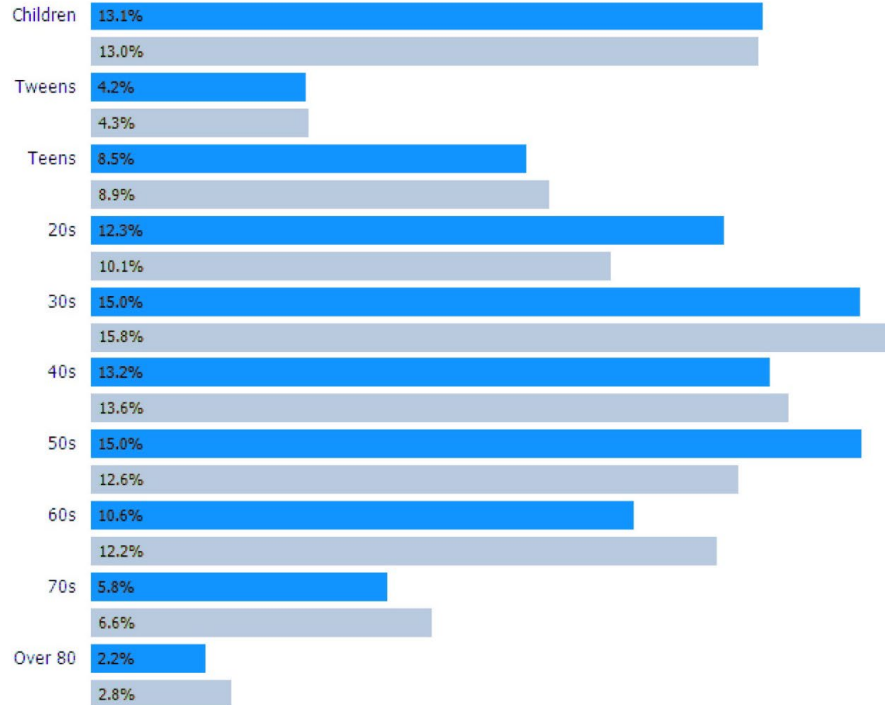
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



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Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- Married
- Unmarried



Married

This chart shows the number of people in an area who are married, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



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Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



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Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 2020
- 2025 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 2020
- 2025 (Projected)



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Economic Comparison (cont.)

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- 2020
- 2025 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



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Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Santa Rosa County
- Florida
- USA



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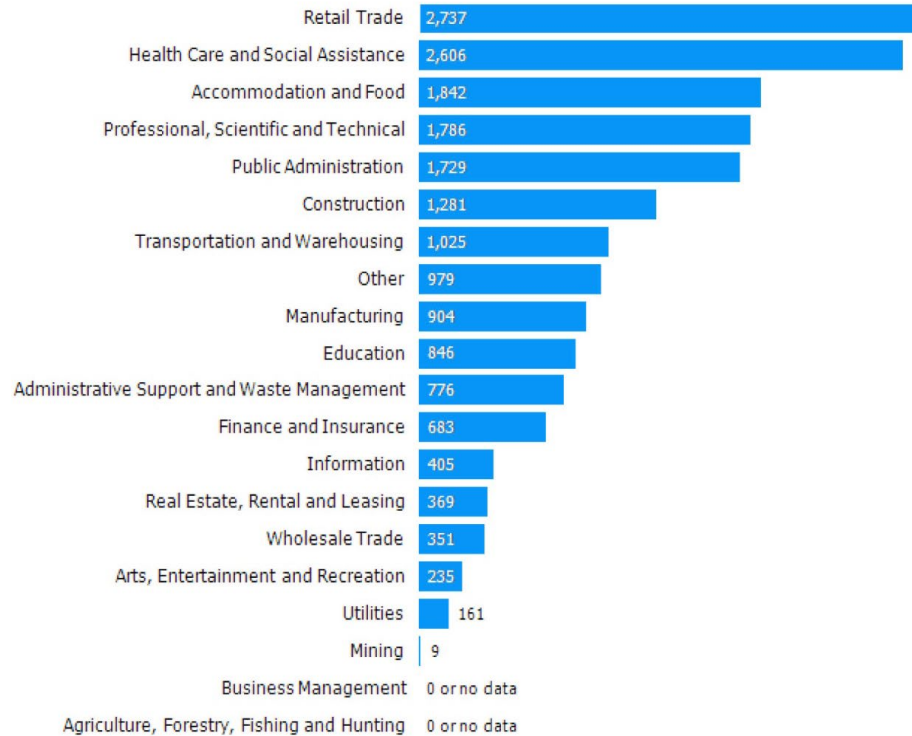
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Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



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FULLY LEASED MULTI-TENANT OFFICE BUILDINGS FOR SALE

8734 & 8750 ORTEGA PARK DR NAVARRE, FL 32566

ENCOMPASSING 8734, 8736, 8738, 8740, 8746, 8748, 8750, 8752, 8754 & 8756 ORTEGA PARK DR

Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

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Education Comparison (cont.)

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



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Education Comparison (cont.)

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



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Education Comparison (cont.)

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



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Commute Comparison

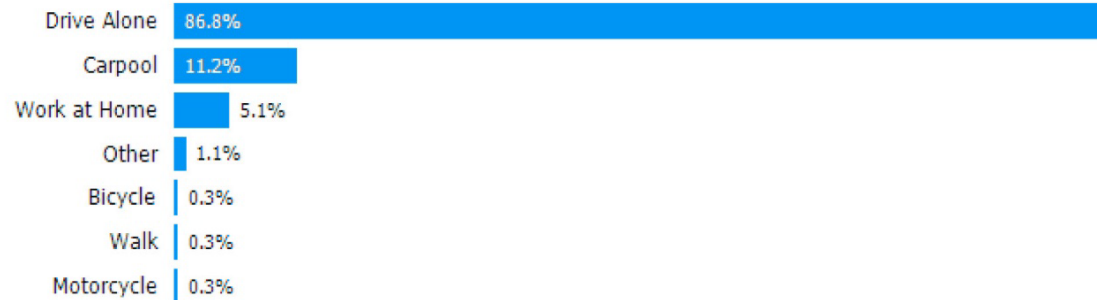
How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 32566



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Commute Comparison (cont.)

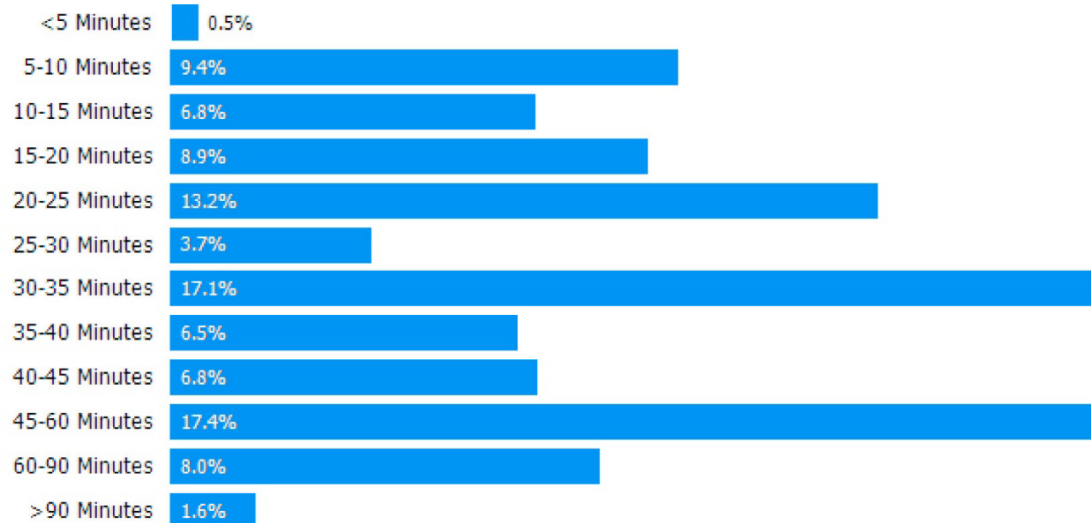
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

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Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



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Home Value Comparison (cont.)

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



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Home Value Comparison (cont.)

12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



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- Realtors Property Resource[®] is a wholly owned subsidiary of the National
- Association REALTORS[®].
- RPR offers comprehensive data – including a nationwide database of 164 million
- properties – as well as powerful analytics and dynamic reports exclusively for
- members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners,
- brokers, and MLS and Association staff the tools they need to serve their clients.



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About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

Listing data from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

Public records data including tax, assessment, and deed information. Foreclosure and distressed data from public records.

Market conditions and forecasts based on listing and public records data.

Census and employment data from the U.S. Census and the U.S. Bureau of Labor Statistics.

Demographics and trends data from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

Business data including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

School data and reviews from Niche.

Specialty data sets such as walkability scores, traffic counts and flood zones.



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Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



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