



10000 Pensacola Blvd.
Pensacola, FL 32534

6.24 Acres Commercial Land- Currently Under Served 10 Lot Trailer Court - Zoned for 25 Units Per Acre- Potential 125 Units or Perfect for Light Industrial Complex

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24 West Chase Street
Pensacola, FL 32502
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naipensacola.com

Demographics

Product Consumer Behavior

- Located in an area of established subdivisions
As the housing market continues to spread new developments are being built in the surrounding area

Area residents are traditional family oriented consumers. The market has seen an influx of younger residents growing in size and assets, and seniors approaching retirement, with an above average network.

Apparel	Above MPI
Automobile	Above MPI
Auto After-market	Above MPI
Electronics	Above MPI
Entertainment	Above MPI
Health	Above MPI
Home Expenditures	Above MPI
Retail Market	Above MPI

Total Sales (\$000) \$8,832,016

5 mile radius

2021 Sales within 1 mile radius

Dave Howell Tires	\$7.9M	Deans Kitchen & Bath	\$6.7M
U Haul	\$6M	Harbor Freight	\$3.4M
Sanders Mfg Homes	\$4.8M	McDonald's	\$3.4M
Kaycan	\$3.9M	Tractor Supply	\$19.4M
West Valley Const.	\$7.2M	Walgreens	\$6.1M
Overhead Door	\$8M	Lowe's	\$56.8M
Chilli Bar and Grill	\$3.2M	CVS	\$3.8M
Commander Air	\$22M	Home Depot	\$48M

	1 mile	3 mile	5 mile
POP	5,299	43,162	91,347
INC.	AVG \$80,295		
	37,414 Palafox & Pensacola Blvd ^{2021 AADT}		
	44,500 I-10 ^{2021 AADT}		

More information at:
naipensacola.com

6.24 Acres Assembled Commercial Land

Property Features

- Excellent Development Opportunity!
- Two prime commercial parcels combined to form a 6.24 AC tract.
- Great Demographics
- Strongly expanding Retail Corridor supported by mid to upper middle rooftops

Spending Potential Index

TYPE	1 mile	3 mile	5 mile
Apparel	\$4.2M	\$30.7M	\$61.7M
Entertainment	\$6.2M	\$45.1M	\$89.3
Food	\$15.8M	\$115M	\$230.7M
Home	\$18.3M	\$129.6M	\$245M

FOR SALE

\$1,795,000

Parcel 1
3.85 Acres
Commercial Land



Track 1

Property Features

- 3.85 AC +/-
- 105 FT of Frontage on North Palafox
- 405 FT of Frontage on U.S. Hwy 29 (Pensacola Blvd).
- Currently Leasing 10 RV/Trailer Pad Sites with a Gross INC of \$43,200 - **Zoning allows for 25 Units Per AC - Potential of 125 Pad Sites on 5 AC Tract**
- **Value Add** possibility w/additional pad sites and increasing market rents. **Extremely Under Utilized.**
- Hard Corner Parcel with excellent access and visibility.
- 1,902 SF Vacant House
- 7,560 SF Metal Bldg.
- Value Add possibility w/additional pad sites and increasing market rents.

Sub-Divide 1 Acre out from HWY 29 parcel and sell to QSR

Track 2

Property Features

- 2.39 Acres +/-
- 156.2 FT Frontage on Palafox
- Dimensions: 156 x 335x 223 x 245
- Parcel ID 081S303103000022
- Hard Corner Parcel
- Excellent Visibility
- Median Cut
- Zoned COM

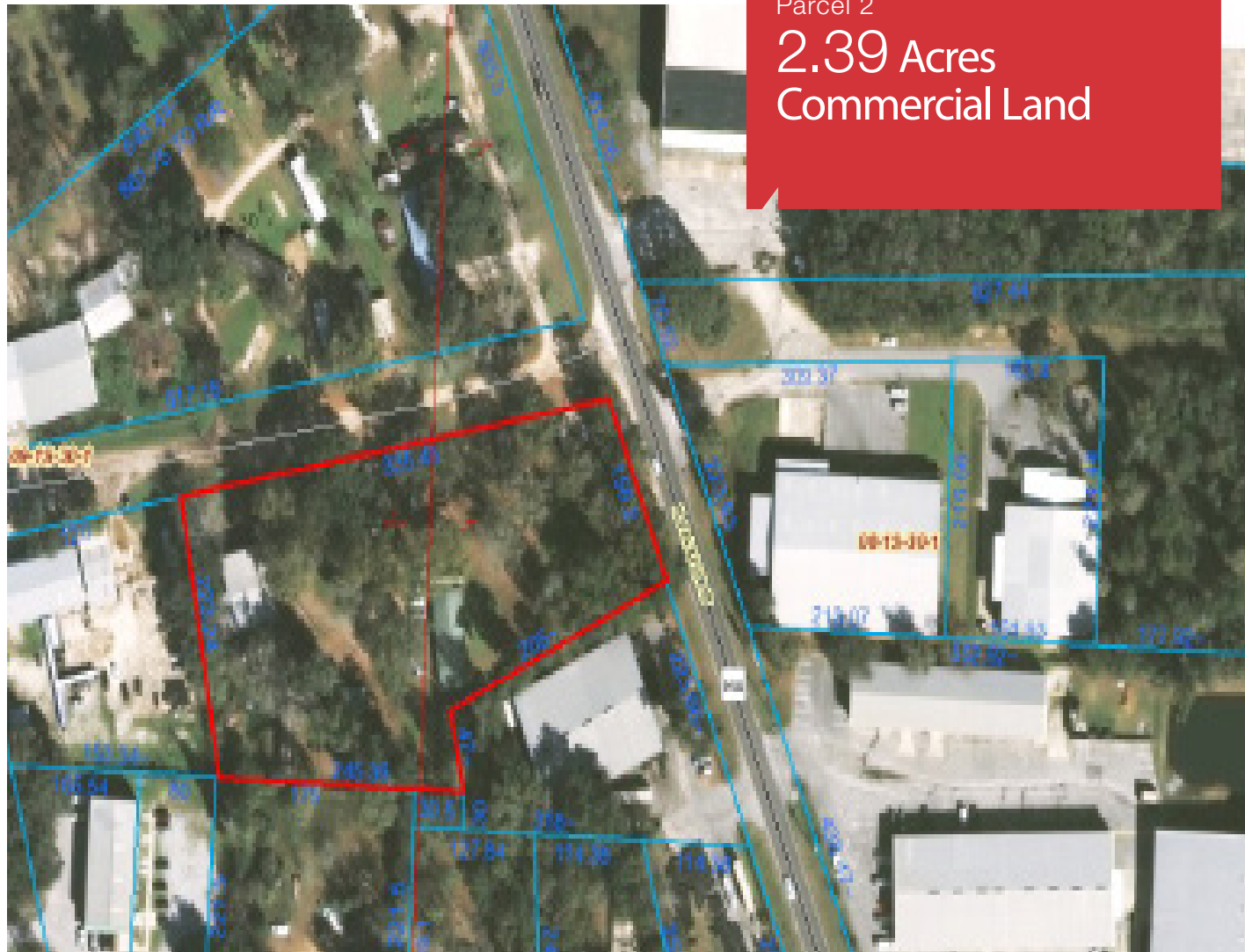
For more information:

Logan DeVries, CPM, MiCP

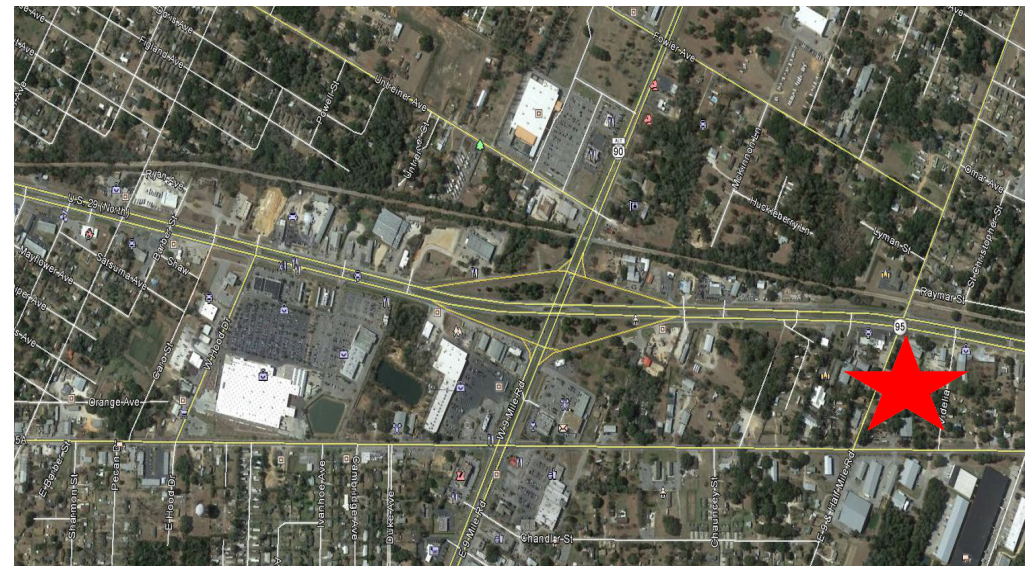
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Nearby Retail



91,347 POP - 5 Mile Radius

Area of
Positive Growth

10,800 CPD 2021

26,713 CPD 2021

45,500 CPD 2021

35,000 CPD 2021



Google earth

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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6.24+ +/- Acres Commercial Land

10000 BLK Pensacola Blvd.
Pensacola, Florida 32534

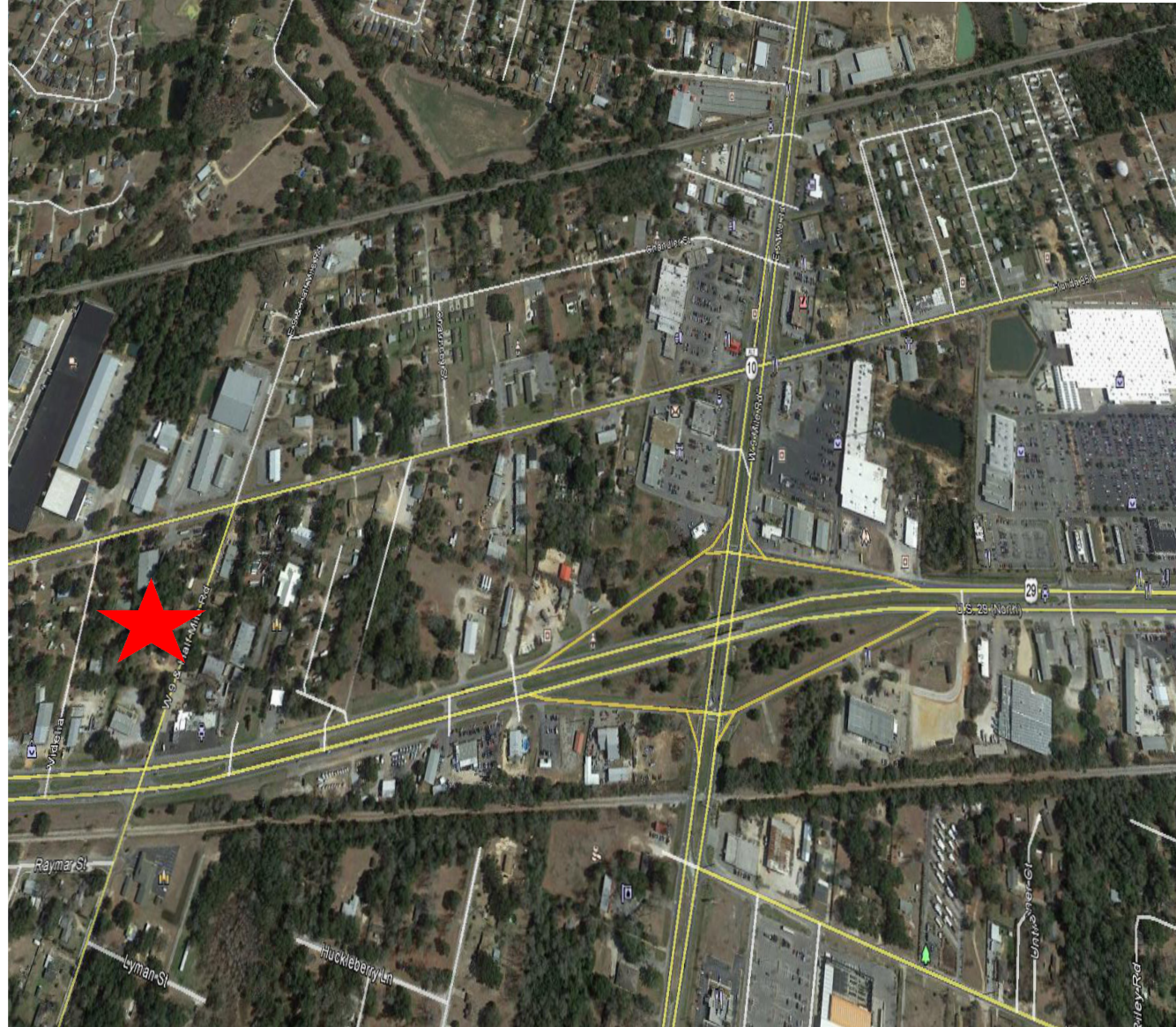
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