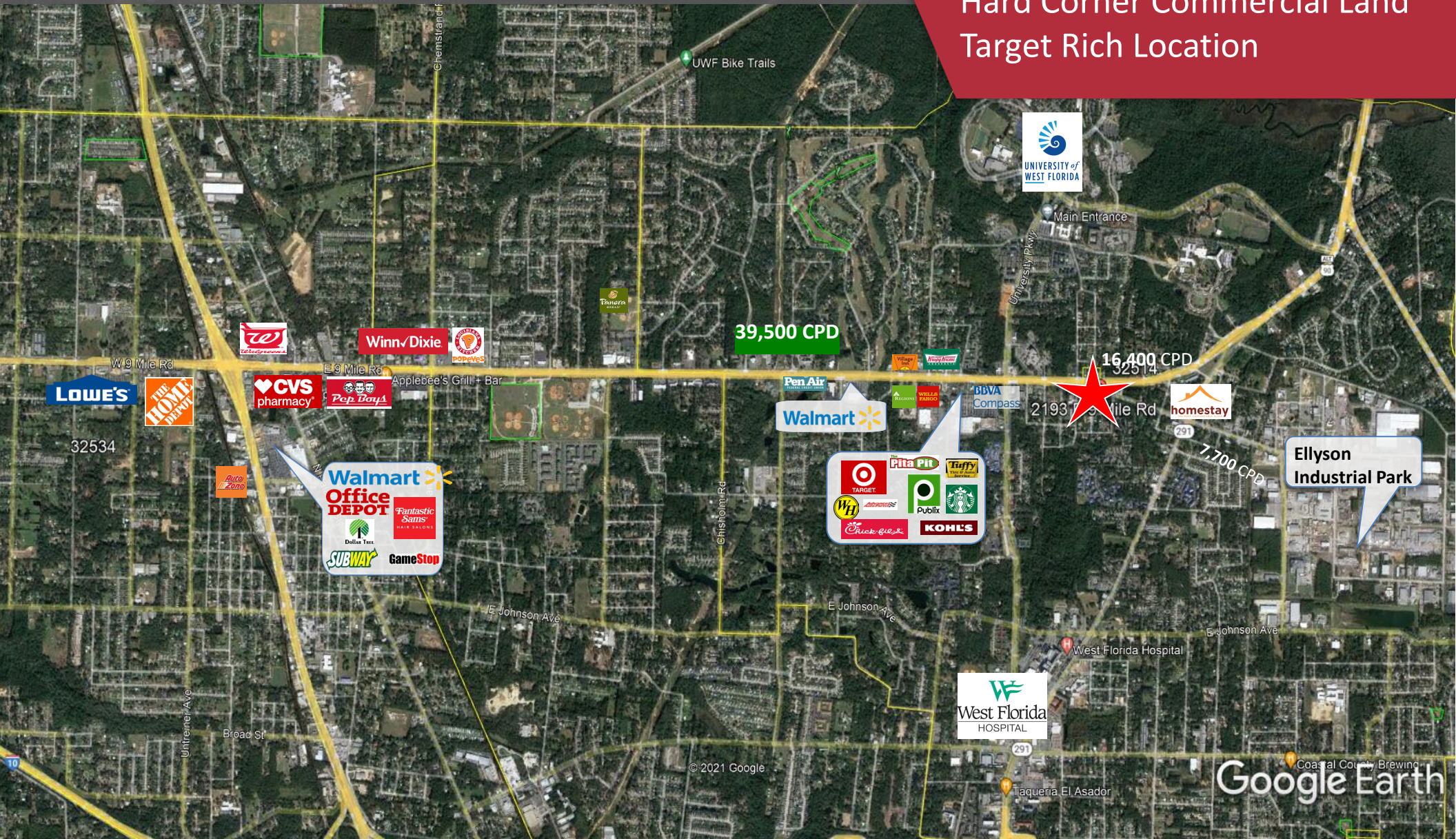


Re-Development Opportunity

2193 East 9 Mile Road
Pensacola, FL 32514

Hard Corner Commercial Land
Target Rich Location



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naipensacola.com

For Sale
Re-Development Opportunity
2193 East Nine Mile Road

Sale Description

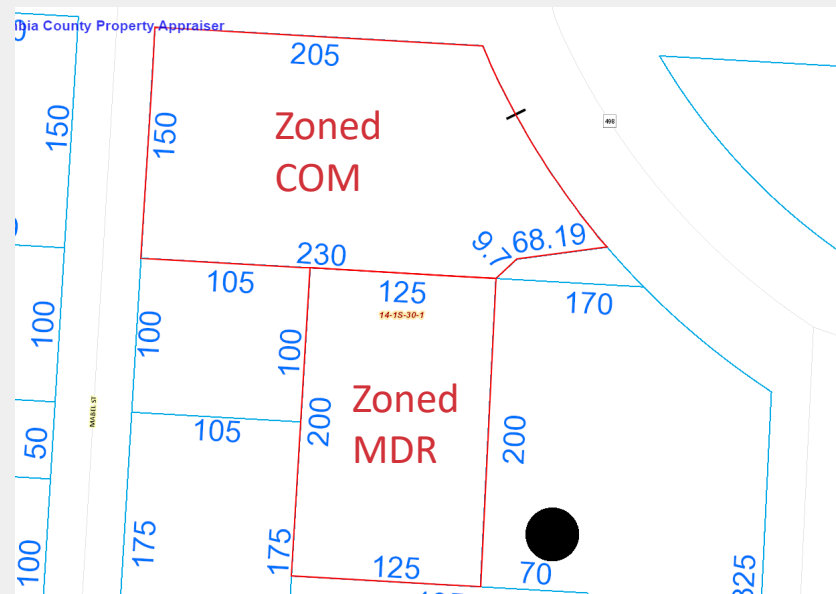
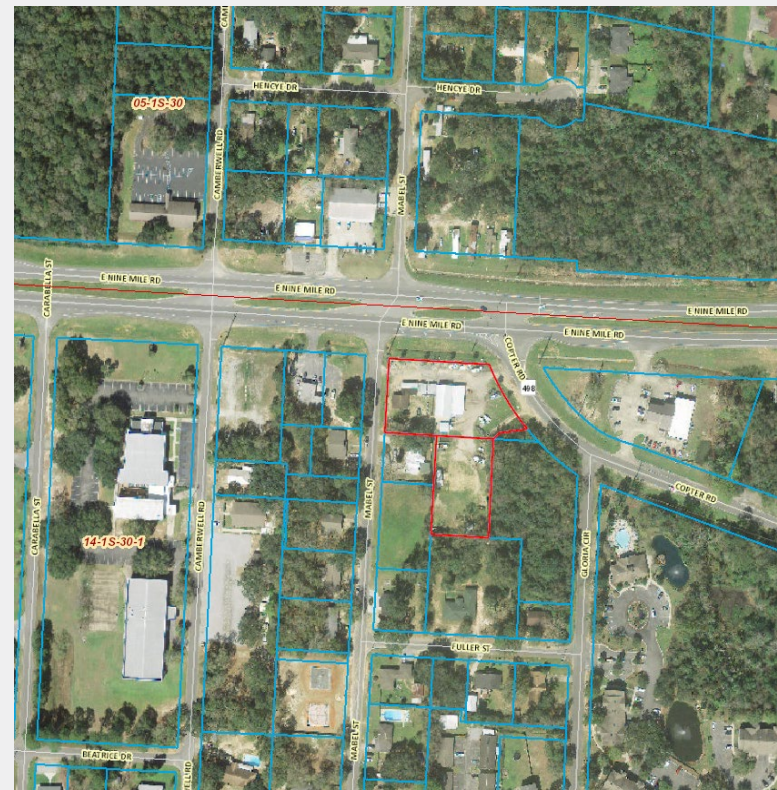
- Redevelopment Opportunity at the corner of 9 Mile Road and Copter Road.
- The property offers great visibility and access on a booming trade corridor.
- Hard corner at Signalized Intersection
- Small office (2,098 SF) and garage (3,124 SF) on property are given no value
- Target rich location in pinnacle position

Property Specs

- 1.4278 AC +/-
- 355 FT Total Frontage
 - 205 FT Frontage Nine Mile Rd
 - 150 FT Frontage on Copter Rd
- Dimensions 205 x 350 x 125
- Zoned Commercial and MDR (MDR can be rezoned to COM)
- 24,100 CPD 2022
- PID - 141S301101002010 & 141S301101001004

For Sale

\$675,000





- POP – 98,686 5-mile radius
- AVG HH Income \$70,297 5-mile radius
- Wealth Index 66
- The 5-year projection for population in the area is 101,931 representing a change of 0.65% annually from 2021 to 2026
- Total sales in a 5-mile radius exceed \$12,526,111,000

For Sale
Re-Development Opportunity
2193 East Nine Mile Road



Land Description

- 1.427 AC +/-
- Hard Corner Position at Signalized Intersection
- 355 Ft Frontage
- 22,800 CPD 2020
- Zoned – COM & MDR

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