

# Investment Offering

700 West Garden Street  
Pensacola, FL. 32502

# NAI Pensacola

Presented by  
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## Area Info

700 West Garden Street  
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Located directly on the main commuter corridor to downtown Pensacola. Surrounded by retailers and restaurants, this is a firmly established path and a highly visible location. Nearby restaurants include Adonnas Bakery and Cafe, Captain Joey Patti's Seafood Restaurant, another George Luba Restaurant (opening soon), Kingfisher Sandwiches, Emerald Republic Brewing and Ichiban Korean Restaurant. Brand new high end 240 unit condo building almost across the street has just been completed.

Just blocks from famous historic Palafox Street - named one of the "Top 10 Streets in America" by the American Planning Association. Palafox Street hosts many seasonal celebrations throughout the year, each attracting over 50,000 people.

700 Garden

# Historical Pensacola

Pensacola has a rich cultural history in a thriving metropolitan area. It is the only incorporated city in Escambia County, Florida and the capital of the Pensacola MSA, with an estimated 502,629 residents and growing

Pensacola dates back to 1559, when it was the site of the first Spanish settlement, six years before St. Augustine. It is nicknamed the “City of Five Flags” for the five different flags that have flown throughout our colorful history

Pensacola has earned another nickname affectionately called the “Festival City of the South” due to our love of celebrations and popular events.

Mardi Gras, Seafood Festivals, Greater Gulf Coast Art Festivals, and Gallery Nights- are just some of our highly attended events .

From major food and arts festivals that draw more than 100,000 visitors, to the Plaza Market that draws hundreds of visitors, there’s always something going on in Pensacola - downtown is vibrant and bustling.



# Recent **New** Developments

Southtowne APT  
554,835SF  
\$60.630MM

YMCA  
52,8786 SF  
\$16MM

101 E Main St  
64,383 SF Hotel  
Built 2017 \$6.7MM

Under Construction  
Admirals Row  
3 Building- 70,892 SF

One Spring  
Newly Built  
14 3-Story Townhomes

Newly Built  
242 Uni Palmilla  
Apt Complex

  
700 Garden

**NAI Pensacola**

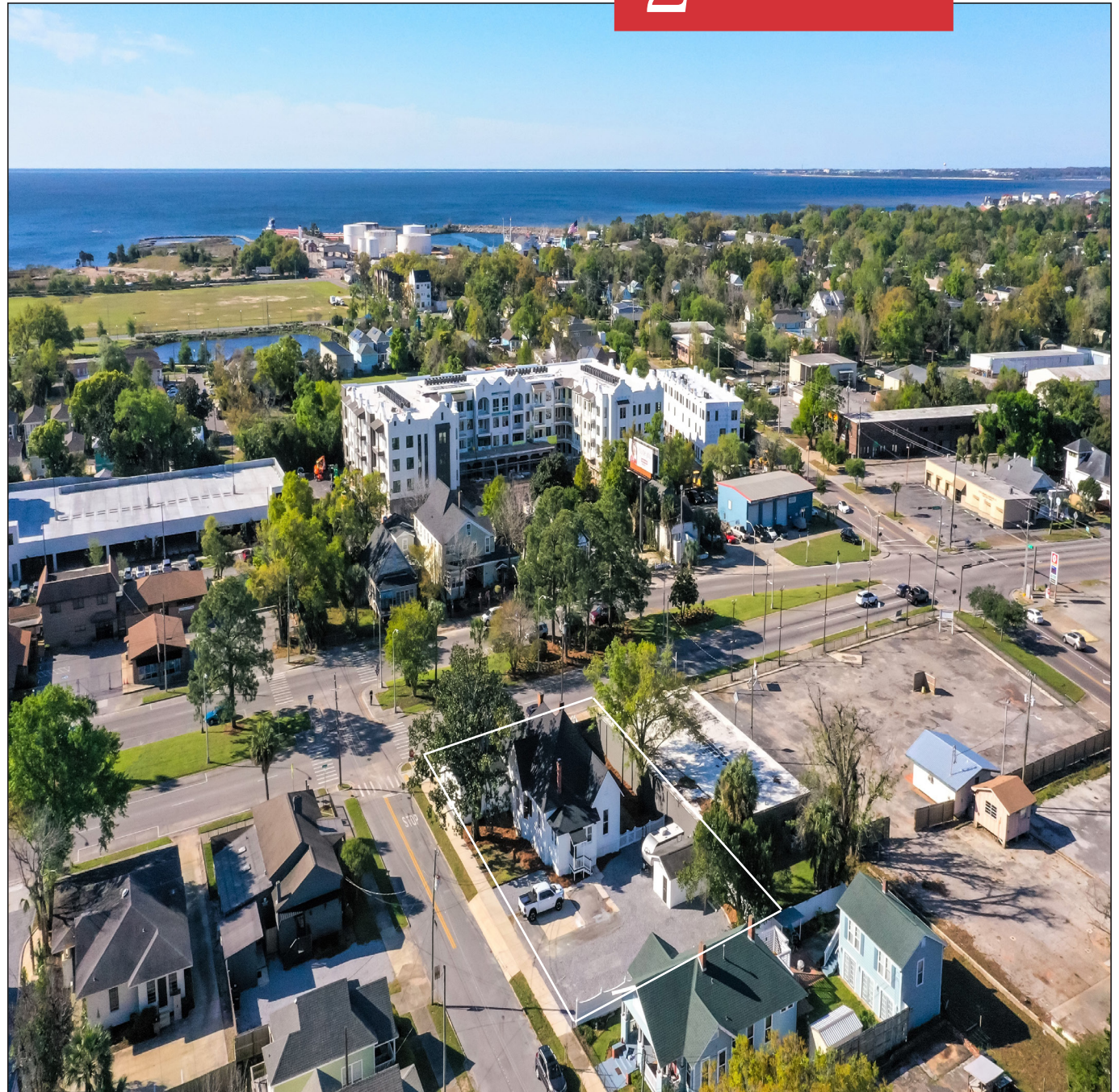
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# Property Aerials & Map



# Property Description

- .3142 AC +/-
- 85' x 161'
- 85' on Garden Street
- 161' on Donelson Street
- Main Travel Core to Downtown Business District
- High Profile Location
- Fenced in Rear and Side Yard
- Landscaped
- Rocked Rear Yard
- Zoned C-3



# Pensacola Regional Overview



Pensacola, FL, and the surrounding suburban area, which are known as the Pensacola- Ferry Pass MSA, represent the area's largest metropolitan area. Pensacola is located along the I-10 corridor and the pure white beaches of the Gulf of Mexico/ Pensacola offers the feel of safe small town with big city amenities.



Pensacola's economy is powered by the military, defense industry, tourism, healthcare, education and construction. The military bases include Pensacola Naval Air Station, Naval Training Center, Eglin Air Force Base, Corry Station Naval Technical Training Center, and Air Station Whiting Field



Pensacola area unemployment rate was 2.3 percent in April 2023, down 0.4 percentage points from April 2022. The Pensacola area private sector jobs grew 4.2% over the year 2022.

## Pensacola's Tourism Numbers

- 2.5 million visitors came to Pensacola 2022
- In 2022, visitors spent \$1.3 billion in Escambia County.
- Tourism provided \$638 million in wages to residents, in 2022
- Over \$78 million Escambia County tax dollars were paid by visitors in 2022

# Economic Drivers



Pensacola region boasts one of the best business climates in the Southeast due to its trade and commerce significance. Major industries such as aerospace and defense, advanced manufacturing and professional services benefit from the stable economy and low cost of doing business.

Pensacola is home to 65,000+ active duty personnel, 30,000+ civilian personnel, 9,000+ annual military separates and 1.6 million veterans.

Pensacola, long known as the “Cradle of Naval Aviation,” is home to aviation-specific military bases, including Naval Air Station Pensacola (NAS Pensacola) and Whiting Field, creating a large cluster of aviation-, aerospace- and defense-concentrated assets

Major employers in the Northwest Florida area include Navy Federal who relocated their campus from Virginia to Pensacola in 2003. Navy Federal employs over 10,000 employees.

Navy Federal is just above Baptist Health Care, the areas second largest employer with more than 7,600 employees. Sacred Heart Hospital has more than 5,000 employees and is part of Ascension Health. Other notable employers are Champion, Pensacola Christian College, Ascend, Pensacola State College, University of West Florida, Innisfree Hotels and West Florida Hospital