

RETAIL PROPERTY FOR SALE

NEIGHBORHOOD RETAIL INVESTMENT FOR SALE

6103 Tippin Avenue, Pensacola, FL 32504



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Stacy Taylor, CCIM

President
850.477.7044
C 404.936.8936
staylor@teambeck.com

Justin Beck, CCIM, CPM

CEO
850.477.7044
C 850.529.7499
jbeck@teambeck.com



RETAIL PROPERTY FOR SALE

Neighborhood Retail Investment For Sale

6103 Tippin Avenue, Pensacola, FL 32504



OFFERING SUMMARY

Sale Price:	\$750,000
Available SF:	1,500 - 3,120 SF
Lot Size:	0.59 Acres
Year Built:	2004
Building Size:	9,396 SF
Zoning:	Commercial
Price / SF:	\$79.82

PROPERTY OVERVIEW

Value Add Neighborhood Retail Center for Sale.

Located near the retail epicenter of Pensacola, this retail center enjoys high visibility and traffic counts created by the density of nearby retail.

An excellent track record of long term tenants exists coupled with a tremendous potential to increase value via capital improvements and income stream.

The center is ideal for restaurants, boutiques, local entrepreneurs, and myriad other uses. It also appeals to local, regional, and national retailers alike.

For detailed financial information, please contact the listing brokers.

PROPERTY HIGHLIGHTS

- Close proximity to synergistic retail in the Cordova market
- Traffic Count ~ 20,000 AADT
- Accessible from either direction via a turn lane
- Excellent signage with digital marquee
- Located on the corner of La Vista and Tippin Ave.



Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044

Justin Beck, CCIM, CPM
jbeck@teambeck.com
850.477.7044



RETAIL PROPERTY FOR SALE

Neighborhood Retail Investment For Sale

6103 Tippin Avenue, Pensacola, FL 32504



Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044

Justin Beck, CCIM, CPM
jbeck@teambeck.com
850.477.7044



RETAIL PROPERTY FOR SALE

Neighborhood Retail Investment For Sale

6103 Tippin Avenue, Pensacola, FL 32504



Stacy Taylor, CCIM
 staylor@teambeck.com
 850.477.7044

Justin Beck, CCIM, CPM
 jbeck@teambeck.com
 850.477.7044