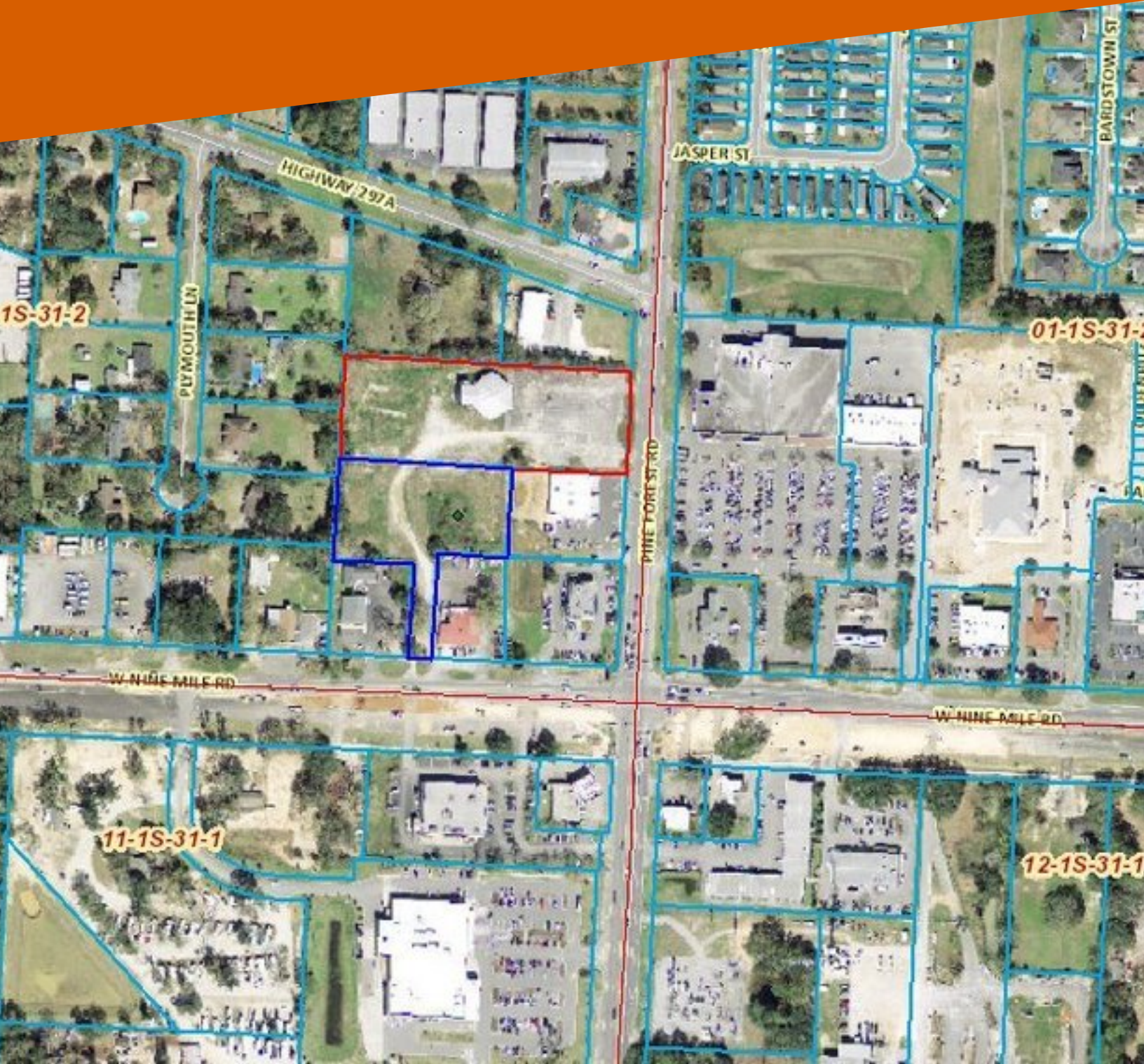


COMMERCIAL FOR SALE

COMMERCIAL LAND AVAILABLE

4141 Pine Forest Road, Pensacola, FL 32533



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



COMMERCIAL FOR SALE

Commercial Land Available

4141 Pine Forest Road, Pensacola, FL 32533



OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: 5.0 Acres

Price / SF: \$5.05

PROPERTY OVERVIEW

Exceptional development site located directly across the street from Publix anchored Pine Forest Retail center, in Pensacola's fastest growing submarket. Located at the areas most dominate fully signalized intersection. Current zoning allows for a variety of uses including, retail, multi-family and/or medical. The property provides frontage and access on Nine Mile Road, Pine Forest Rd, and Hwy 297-A making ingress and egress incredibly easy. The seller will consider a subdivision.

PROPERTY HIGHLIGHTS

- Exceptional Visibility
- Access on Three Highways
- Favorable zoning
- Three Contiguous Parcels
- 45,000 Plus Traffic Count at Intersection



Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044

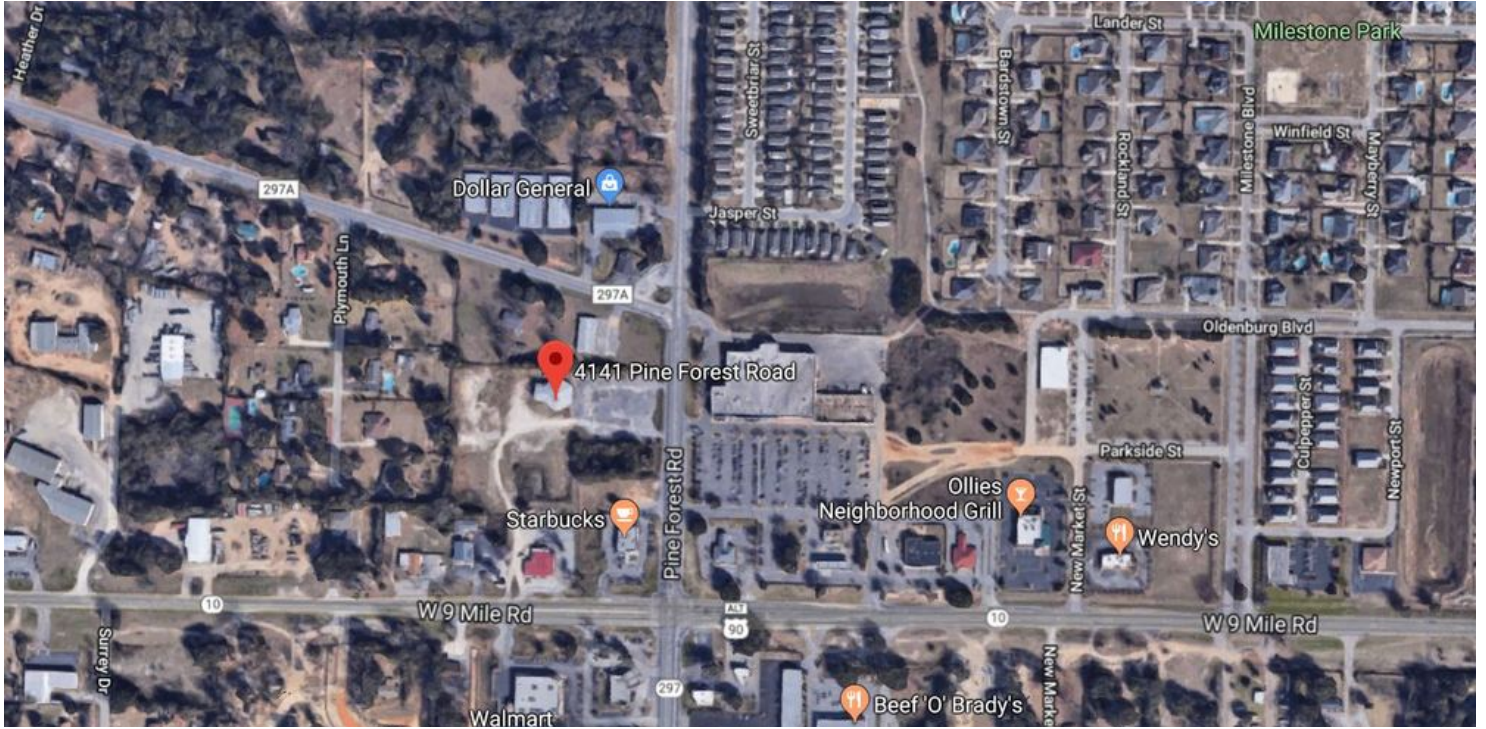
Justin Beck, CCIM, CPM
jbeck@teambeck.com
850.477.7044



COMMERCIAL FOR SALE

Commercial Land Available

4141 Pine Forest Road, Pensacola, FL 32533



Stacy Taylor, CCIM
staylor@teambeck.com
850.477.7044

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



COMMERCIAL FOR SALE

Commercial Land Available

4141 Pine Forest Road, Pensacola, FL 32533

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	2,805	63,956	245,903
Median age	41.6	41.0	37.6
Median age (Male)	39.4	40.2	36.2
Median age (Female)	44.3	42.4	39.3
Total households	1,145	25,309	93,849
Total persons per HH	2.4	2.5	2.6
Average HH income	\$62,596	\$62,728	\$54,613
Average house value	\$201,165	\$179,533	\$168,184

Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Stacy Taylor, CCIM
 staylor@teambeck.com
 850.477.7044

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