

SUMMARY

SITE

RETAIL COMPETITION

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

Stirling Properties is pleased to present for sale a prime 2.1 acre development parcel in Pensacola, FL on Airport Boulevard, just off the (east) I-110 interchange. The site is located in the heavily trafficked area of Airport Boulevard and Davis Highway.

Overall, the offering presents an opportunity to acquire a mostly cleared 2.1 acre parcel with over 250' of frontage on Airport Boulevard. Owner is willing to subdivide.

AVAILABLE

- 2.1 ± AC

PRICE

- \$1,400,000

FRONTAGE

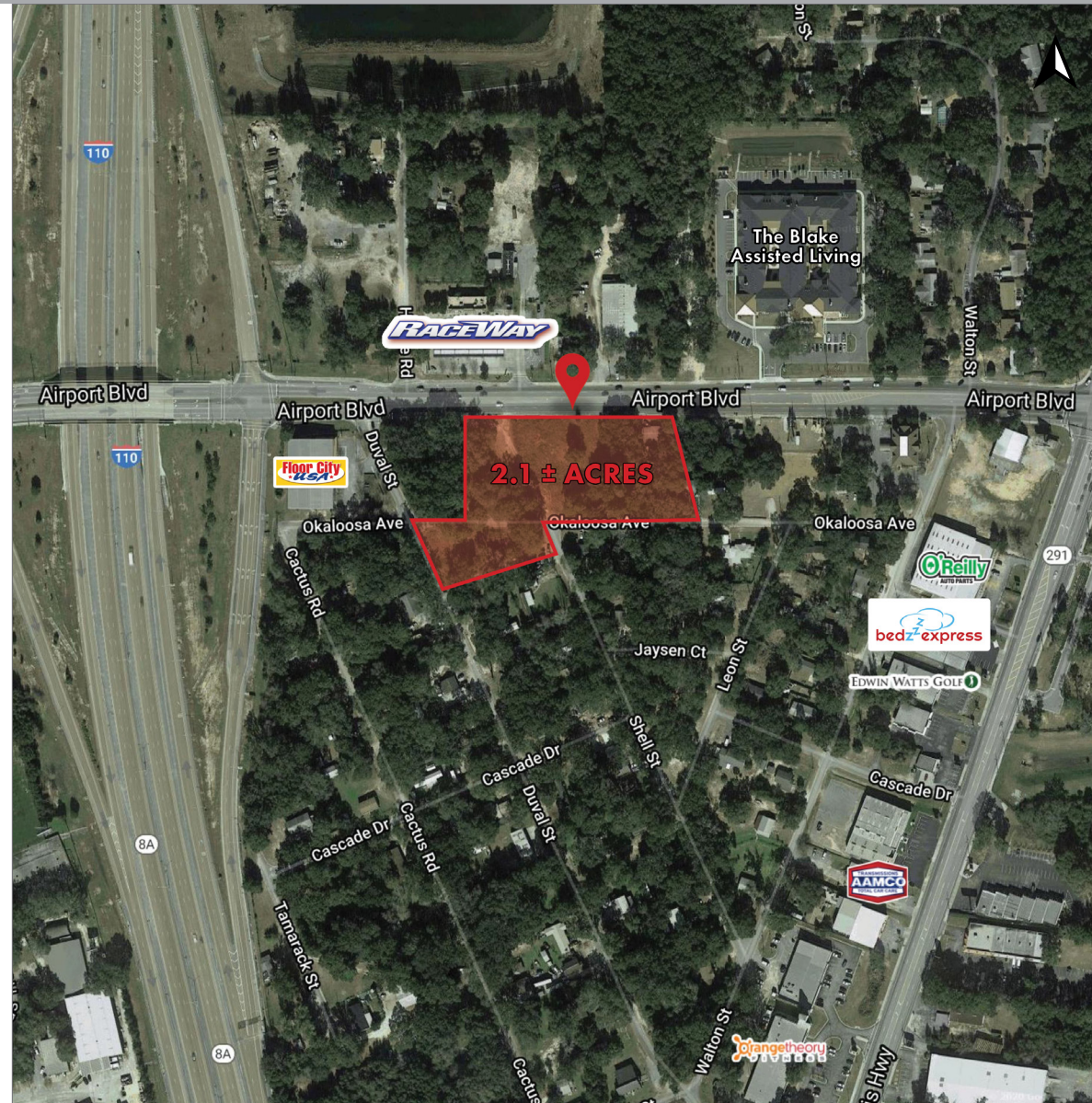
- 250' on Airport Boulevard

ZONING

- Commercial

TRAFFIC COUNTS (ADT 2019)

- On Airport Boulevard, on site: 27,500
- On I-110, north of site: 89,500



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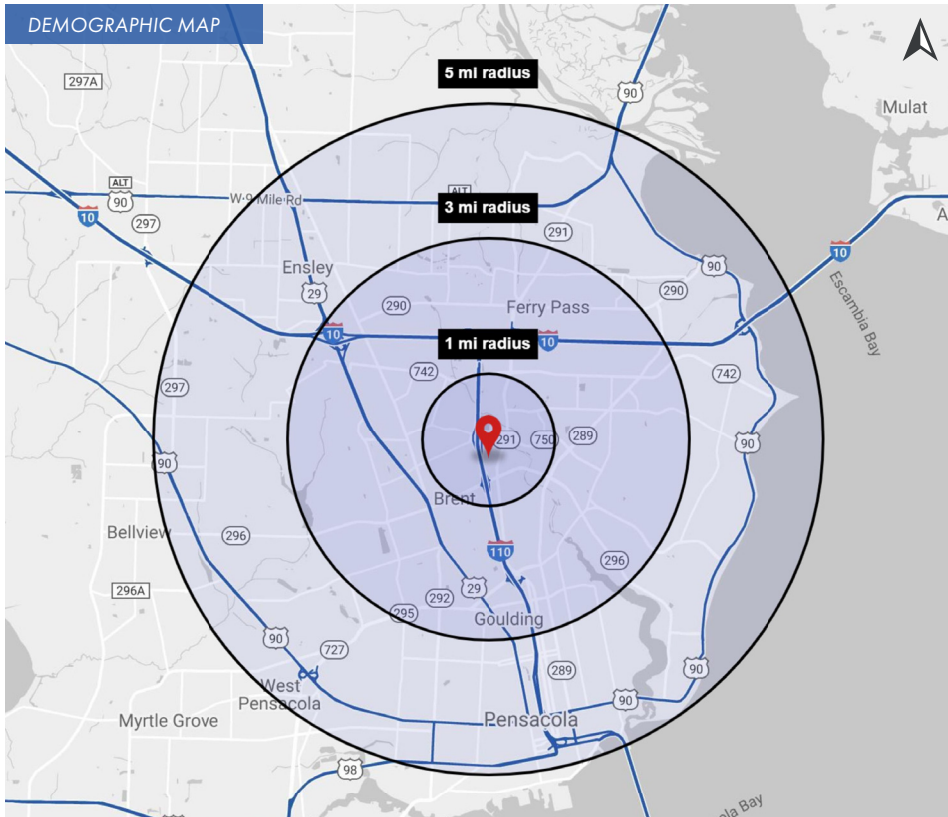


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2020 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

8,431

61,416

159,849

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$56,550

\$57,168

\$64,288

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

2,386

25,042

68,533