

Office: 850-807-7044 Direct: 251-769-8487 kknight@stirlingprop.com

### DARRYL BONNER, CSM, CLS, CRX

Office: 850-807-7043 Direct: 770-335-2828 dbonner@stirlingprop.com

# **DEVELOPMENT** SITE

409 Airport Boulevard, Pensacola, FL

**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

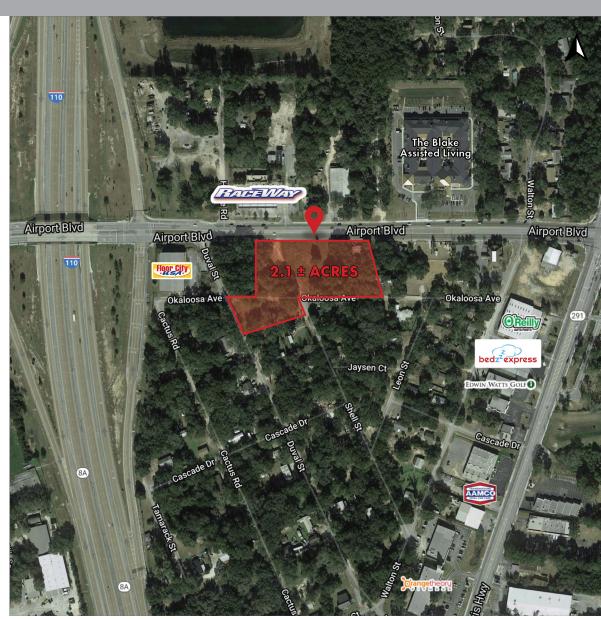
#### ZONING

Commercial

### TRAFFIC COUNTS (ADT 2019)

• On Airport Boulevard, on site: 27,500

• On I-110, north of site: 89,500







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409 Airport Boulevard, Pensacola, FL

SUMMARY **DEMOGRAPHICS** SITE RETAIL COMPETITION Marshalls FIVE GUYS Starn (Mark Kirkland's sam's club BARNES NOBLE francesca's COTTON:ON Clarks harlotte Dillard's 2055 verizon SportClips mellow MUSHROOM DISCOUNT Checkers AÉROPOSTALE VICTORIA'S **Publix** Firestone A Regions Tilland Winn Dixie Michaels





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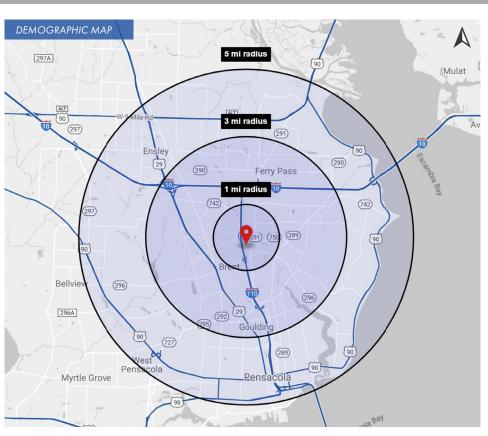
409 Airport Boulevard, Pensacola, FL

SUMMARY

SITE

RETAIL COMPETITION

**DEMOGRAPHICS** 





### 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