

BELLCORE

COMMERCIAL



1.37 ACRES CORNER COMMERCIAL PARCEL

9400 MABEL STREET, PENSACOLA, FL 32514



PROPERTY HIGHLIGHTS

- 1.37 Acre Corner Lot
- Signalized Intersection
- 200 ft of Frontage on E Nine Mile Road
- Excellent Visibility & Exposure
- Flexible Commercial Development Potential

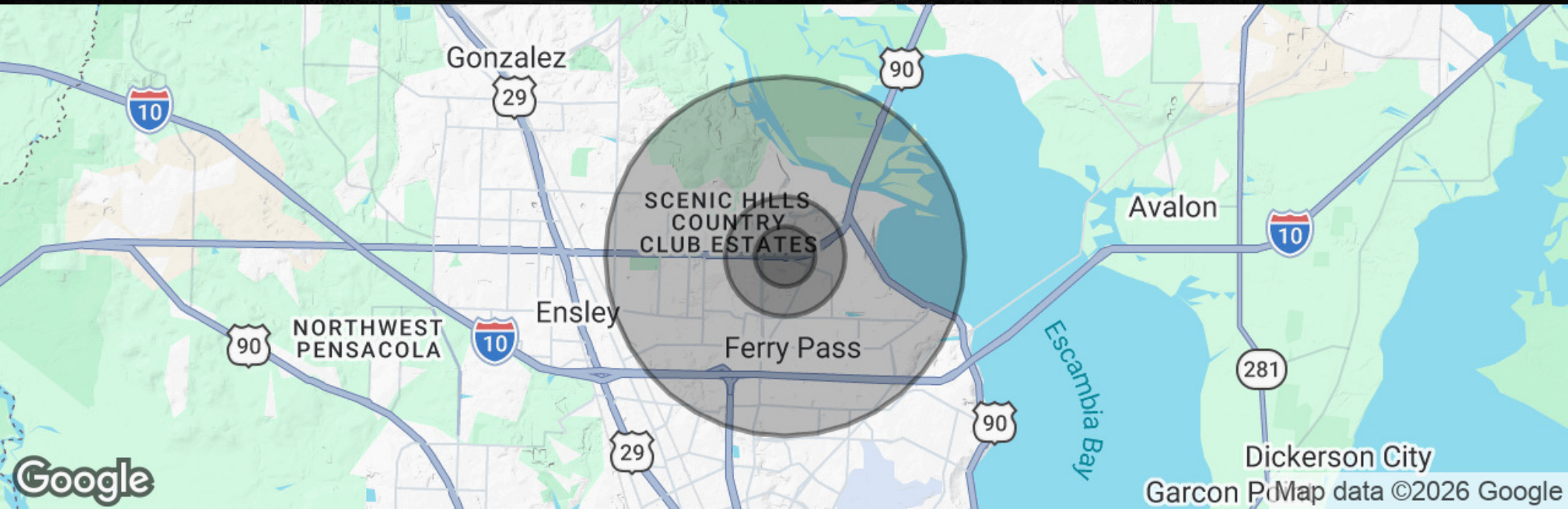
PROPERTY DESCRIPTION

This 1.37-acre commercially zoned property presents an exceptional development opportunity in the Pensacola market. Positioned on a prominent corner lot at a lighted intersection along E Nine Mile Road with approximately 16,100 vehicles per day, the site offers outstanding visibility, frontage, and accessibility. Located between University Parkway and N Davis Highway, the property is well suited for a variety of commercial uses, including office, medical, service, dining, and other business-oriented developments. Its flexible zoning, signalized access, and strong traffic exposure make this an attractive opportunity for developers, owner-users, and investors seeking a well-positioned commercial land asset with long-term potential.

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.367 Acres
Zoning	Commercial
Property Type	Land
Traffic Count	16,100





POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	1,625	6,027	46,030
Average Age	29.4	32.1	36.0
Average Age (Male)	27.5	31.2	36.4
Average Age (Female)	36.9	37.9	37.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	621	2,620	19,223
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$80,843	\$88,666	\$80,708
Average House Value	\$214,177	\$279,894	\$253,132

2023 American Community Survey (ACS)



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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