



**Surrounded by established commercial activity  
and neighborhood support**

### Location Highlights:

306 Gulf Beach Highway presents a rare opportunity to acquire a vacant commercially positioned lot in the heart of Pensacola's Gulf Beach Highway corridor. Located just three streets east of the lighted intersection at Navy Boulevard and Gulf Beach Highway, the site benefits from close proximity to one of the area's most active commuter and service-oriented commercial corridors. The parcel totals approximately 0.142 acres and measures 50 feet by 123 feet, offering a compact footprint well suited for a variety of small-scale commercial or service-related uses, subject to zoning and buyer due diligence.

**For Sale**  
**\$35,000**

### Property Features:

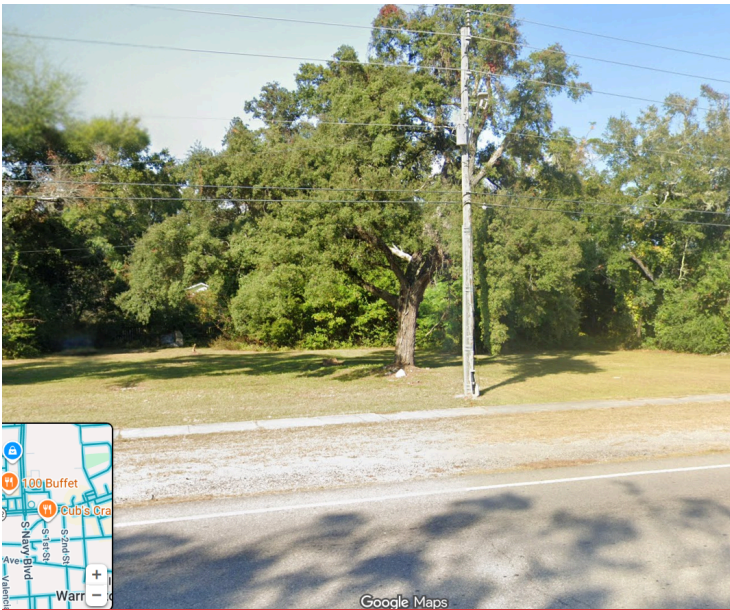
- Vacant commercial lot on Gulf Beach Hwy
- Address: 306 Gulf Beach Hwy, Pensacola, FL 32507
- Parcel ID: 502S305090020003
- Approx. 0.142 AC
- Lot Dimensions: 50' x 123'
- Infill development opportunity

**NAIPensacola**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For more information

Will Kurnia

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Vacant commercial lot on Gulf Beach Hwy just off the lighted Navy Blvd intersection. Compact infill site with strong corridor access in a well-established Pensacola trade area.

### Property Description:



- Just 3 streets from the lighted intersection of Navy Blvd & Gulf Beach Hwy
- Positioned within an established commercial corridor
- Convenient access to surrounding residential and business districts
- Well suited for a small commercial user, investor, or redevelopment play
- Benefits from strong corridor connectivity and commuter traffic patterns

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### Location Highlights:

306 Gulf Beach Highway offers a rare opportunity to acquire a compact commercial lot in a highly accessible West Pensacola location. Positioned just minutes from NAS Pensacola and only three streets from the lighted intersection at Navy Boulevard and Gulf Beach Highway, the site is ideally suited for service-oriented users, fleet parking, or mobile commercial operations. Surrounded by established neighborhoods and local businesses, the corridor benefits from dependable commuter traffic and long-standing community support. With approximately 22,500 cars per day and a practical 50' x 123' lot configuration, this is a well-priced commercial offering along one of the area's key travel arteries.

**Will Kurnia**

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