

BELLCORE
COMMERCIAL



CAR CITY COMMERCIAL PROPERTY | 6,448 SF ON 1.91 ACRES

5901 N W ST, PENSACOLA, FL 32505



PROPERTY DESCRIPTION

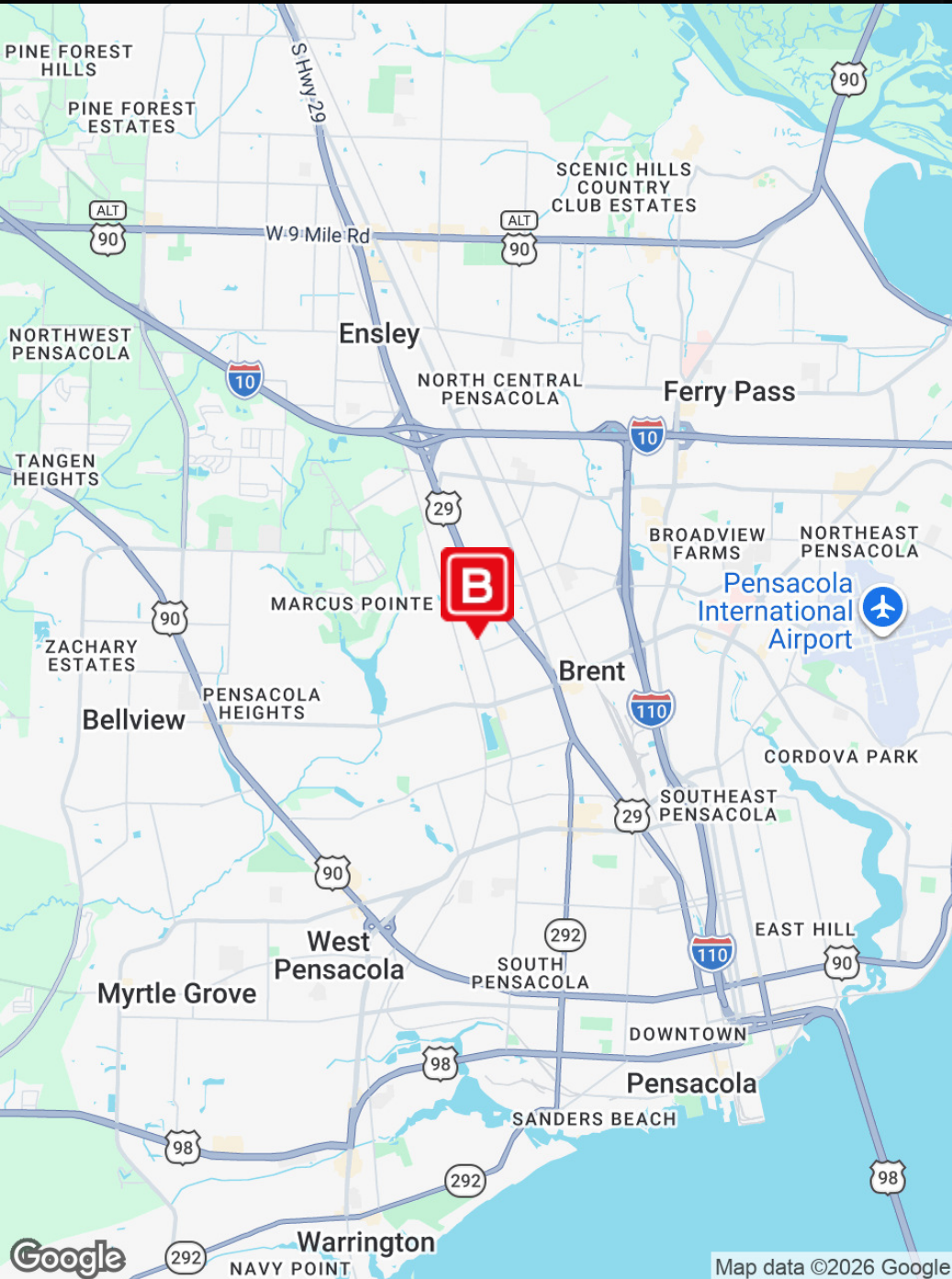
This 6,448 SF freestanding commercial property offers a compelling combination of newer construction, substantial land, and exceptional site functionality on approximately 1.91 acres in Pensacola's established Car City corridor. Built in 2021, the property features a modern single-tenant configuration, versatile HC/LI zoning, and prominent frontage along North W Street with exposure to approximately 18,600 vehicles per day. A standout feature is the expansive paved area, offering estimated capacity for approximately 150 vehicles and exceptional flexibility for customer parking, vehicle inventory, fleet operations, or outdoor commercial use. With excellent visibility, abundant usable site area, and modern improvements, the property is well positioned for automotive, retail, service, or owner-user applications.

PROPERTY HIGHLIGHTS

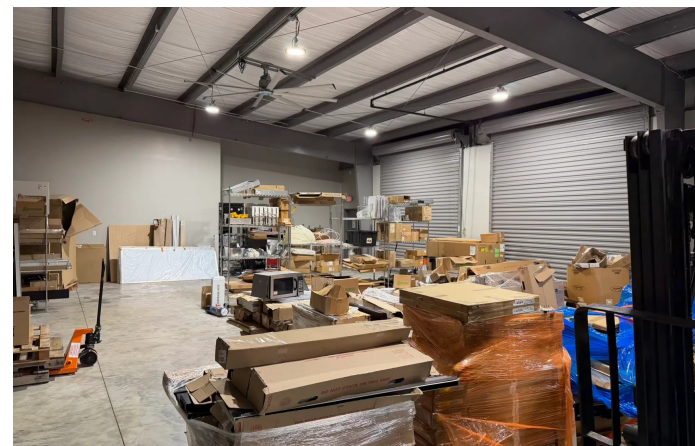
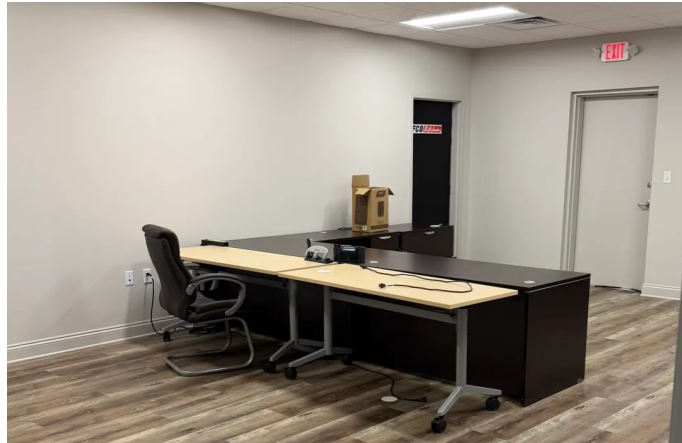
- Built in 2021 – Modern Construction
- Five Full-Size Roll-Up Doors + One Smaller Roll-Up Door
- Expansive Paved Parking & Display Area
- Estimated Capacity for ±150 Vehicles
- Flexible Office / Showroom / Service Configuration
- Ideal for Automotive, Fleet, Service & Owner-User Operations

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	1.91 Acres
Building Size:	6,448 SF
Zoning	HC/LI
Property Type	Retail
Traffic Count	18,600



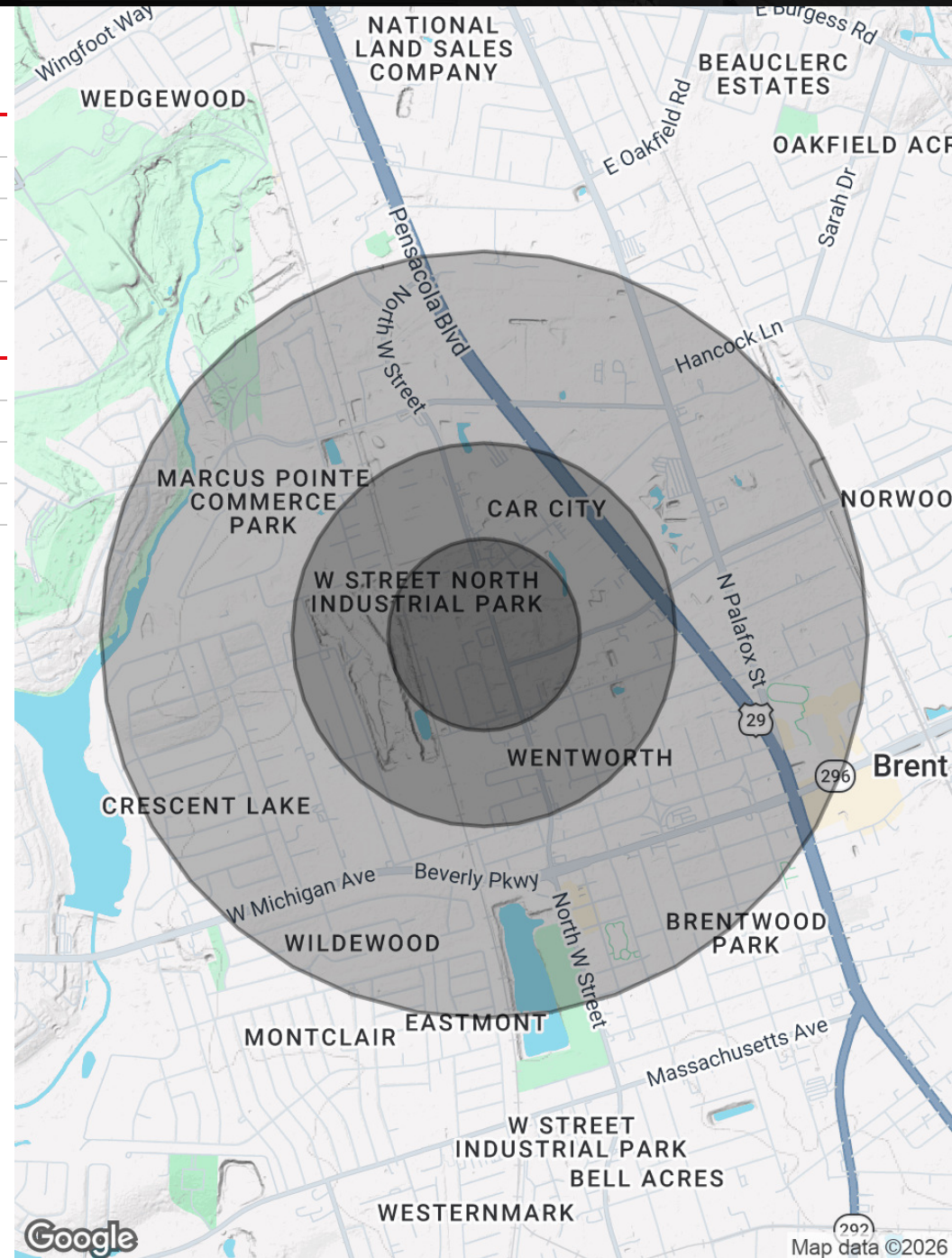




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	209	1,030	5,776
Average Age	42.1	37.5	35.1
Average Age (Male)	33.2	31.7	37.6
Average Age (Female)	45.9	39.9	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	393	2,198
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$53,683	\$54,840	\$56,861
Average House Value	\$106,160	\$136,087	\$166,949

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.

Bellcore Commercial
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