

# 1917 W Cervantes Street

Pensacola, Florida 32501

Cannabis-Approved  
Commercial Opportunity  
For Sale or Lease

Pace Blvd



20,500 AADT

15,900 AADT

Cervantes St. | Hwy 90

150 ft ±  
85 ft ±



RETAIL OFFERING FOR SALE OR LEASE

# 1917 W Cervantes Street

AVAILABLE NOW  
APPROVED FOR CANNABIS USE!  
2.564 Sf



## PRESENTED BY

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## RETAIL OFFERING FOR SALE OR LEASE

# Pensacola Retail for Lease

1917 W Cervantes Street, Pensacola, FL 32501

<b>Sale Price</b>	\$499,000
<b>Lease Rate</b>	\$15.00 Sf/Yr + NNN

## Location Information

Building Name	1917 W Cervantes
Street Address	1917 W Cervantes St.
City, State, Zip	Pensacola, FL 32501
County	Escambia
Market	Pensacola
Side of the Street	South East
Corner Property	Cervantes & N St.
Road Type	Highway
Market Type	Medium
Nearest Hwy	Directly on Hwy 90
Nearest Airport	Pensacola International   5.6 Miles

## Building Information

Building Size	2,564
Ceiling Height	10 ft
Tenancy	Single
Year Built	1964

## Property Information

Property Type	Free Standing Retail
Property Subtype	Bar, Deli, Restaurant
Zoning	C-1   City Commercial
Lot Size	0.289 Acres
APN #	000S009060009125
Lot Frontage	150 ft
Lot Depth	85 ft
Traffic Count	15,900
Traffic Count Street	Cervantes St   Hwy 90

Amenities	Great Visibility Ample Paved Parking Two entrances/exits Major retail close by Walk in Cooler Fast Growing Area
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## Parking

Parking Type	Surface
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## Utilities & Amenities

Water and Sewer	Yes
Electric	Yes



## RETAIL OFFERING FOR SALE OR LEASE

# 1917 W Cervantes Street

Pensacola, Florida

### Property Description

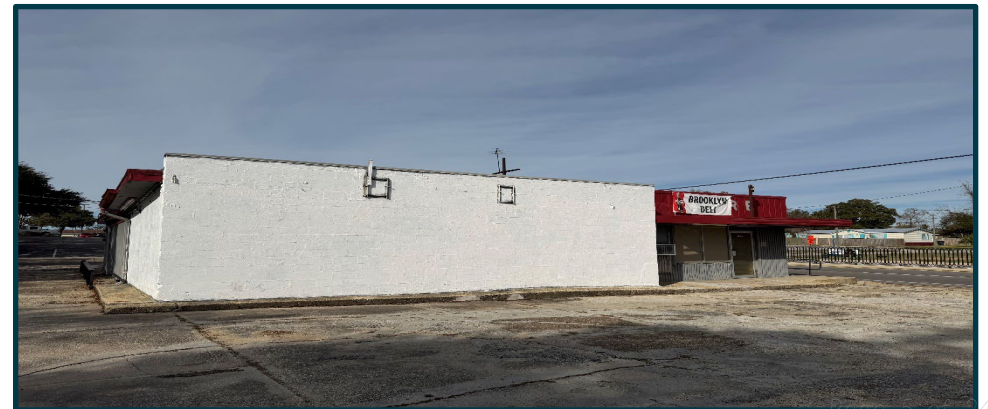
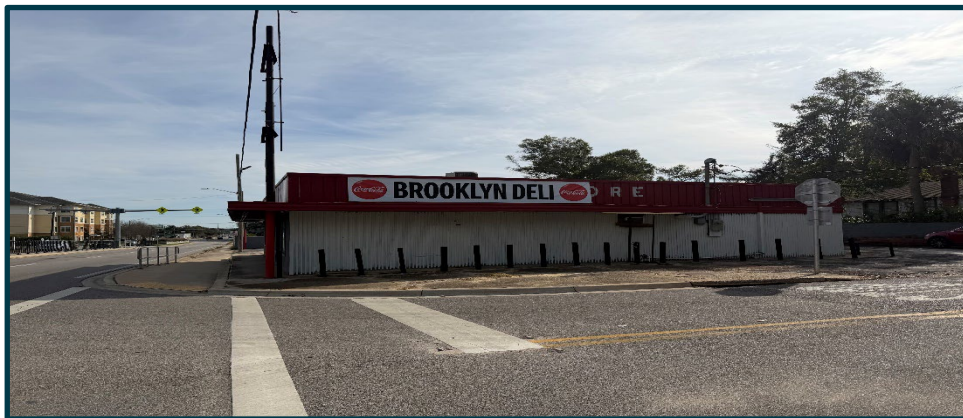
Located on the corner of W Cervantes Street and N Street, just one block west of the signalized intersection at Pace Boulevard and Cervantes, 1917 W Cervantes Street presents a rare opportunity to acquire or lease a City-approved cannabis retail location in one of Pensacola's established commercial corridors.

The freestanding building contains approximately 2,564± square feet and offers multiple points of access, strong street visibility and on-site parking. Positioned along heavily traveled Cervantes Street, the property benefits from consistent traffic counts and excellent accessibility while avoiding the premium pricing typically associated with hard-corner locations.

A significant advantage of this offering is its approval for cannabis retail use, providing a prospective operator with a valuable head start in a highly regulated industry. Properties with this approval are limited, creating an opportunity for cannabis operators seeking to establish or expand their presence in the Pensacola market.

Built in 1964 and totaling less than 3,000 square feet, the property may qualify for the City of Pensacola's Commercial Property Improvement Program (CPIP). Eligible non-residential buildings may receive grant funding of up to \$70,000, subject to City review, approval and program requirements. A 20% owner match is required, with final award amounts determined by the scope of improvements and program criteria.

Whether for a cannabis retailer, specialty retail user, wellness concept or other permitted commercial use, 1917 W Cervantes offers a combination of location, visibility, available incentives and regulatory approval that is difficult to replicate in today's market.



# City of Pensacola Incentive Opportunity

Commercial Property Improvement Program (CPIP)

1917 W Cervantes Street, Pensacola, FL 32501



Potential Award Based on Sq Ft

- Up To \$45,000 (Under 3,000 SF)
- ✓ Subject Property: ±2,564 SF

Potential Award Based on Age

- Up to \$25,000 (51-75 Years)
- ✓ Built 1964 (62 Years Old)

Owner Contribution

- 20% Match Required
- Occupancy Period 5 Years

Final award amount and terms determined by City of Pensacola CPIP guidelines.  
Full program details available in listing as a PDF.

# Retail Map

1917 W Cervantes Street, Pensacola, FL 32501



# Additional Photos

1917 W Cervantes Street, Pensacola, FL 32501





# Demographics

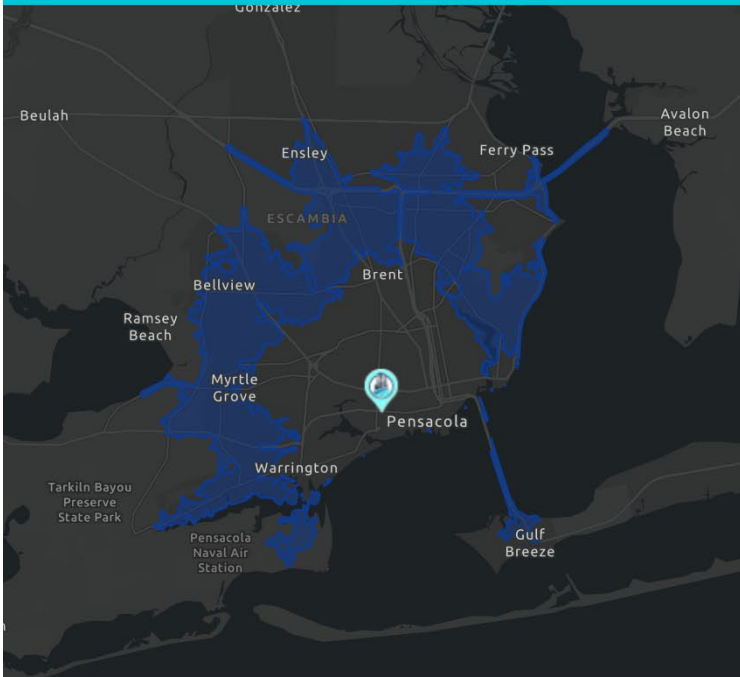
1917 W Cervantes Street, Pensacola, FL 32501

(15 Minute Drive Time)

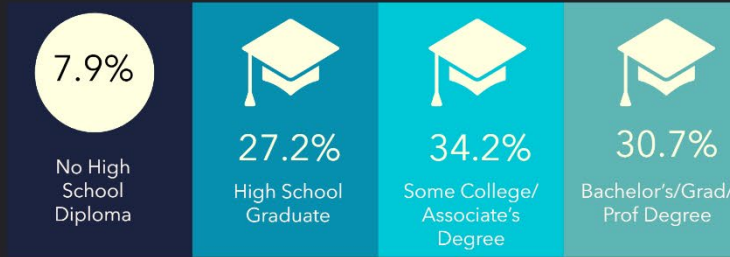
## DEMOGRAPHIC PROFILE

1917 W Cervantes St, Pensacola, Florida, 32501

Drive time band of 10 - 15 minutes



### EDUCATION



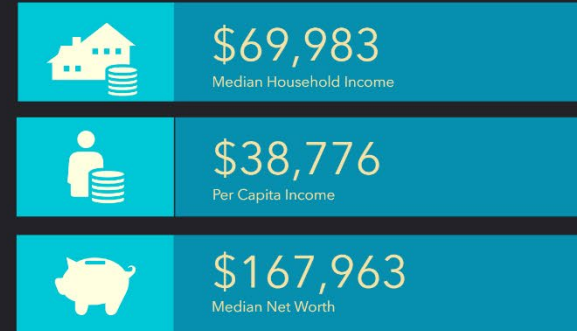
### EMPLOYMENT



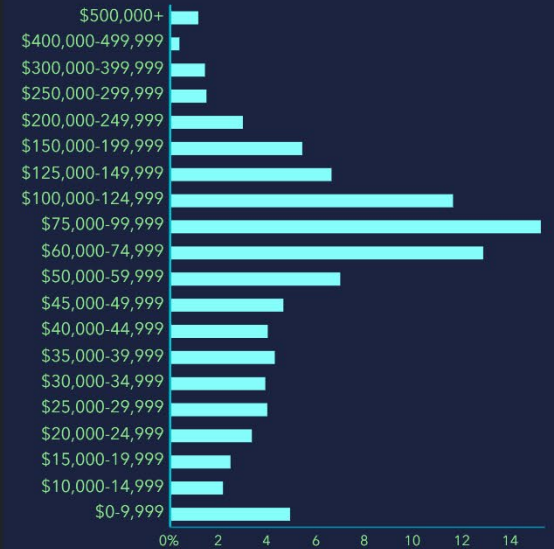
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030).

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Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal-clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate, climate and a friendly community that is driven toward success present an unparalleled quality of life. There is no shortage of entertainment, and Pensacola prides itself on its diverse and emerging cultures. Annual festivals, events, and performances display the region's greatest musicians, food, artists, shows, and vendors that captivate the heart and history of the area. Residents benefit from an abundance of resources, from the more than 40 primary and secondary schools which boast some of the highest standardized test scores in the state, to area hospitals and retirement homes which have won numerous awards and continuously rank among the best in the state.

Source: <https://www.cityofpensacola.com/1200/About-Our-City>

About

**PENSACOLA**



# Meet the Team



MEHDI MOEINI  
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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS  
Realtor | Partner  
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Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.