

BELLCORE

COMMERCIAL



VACANT COMMERCIAL LAND AVAILABLE

509 GULF BEACH HIGHWAY , PENSACOLA , FL 32507



PROPERTY DESCRIPTION

Excellent opportunity to purchase +/- 0.55 acres of vacant commercial land in Pensacola, Florida. The property is located off Gulf Beach Highway, which experiences 23,800 vehicles per day. The site is less than one mile south of the Walmart Supercenter on N Navy Blvd in the West Pensacola sub-market's highly trafficked retail trade area. The site is in close proximity to the Pensacola Naval Air Station, Pensacola State College, and downtown Pensacola. Pensacola has a strong economy due to its tourism, military presence, housing, and retail demand. Nearby retailers and restaurants include Family Dollar, Dollar Tree, Walmart, Autozone, Navy Federal Credit Union, Advanced Auto Parts, O'Reilly Auto Parts, McDonalds, Chick-fil-A, Taco Bell, and many others.

PROPERTY HIGHLIGHTS

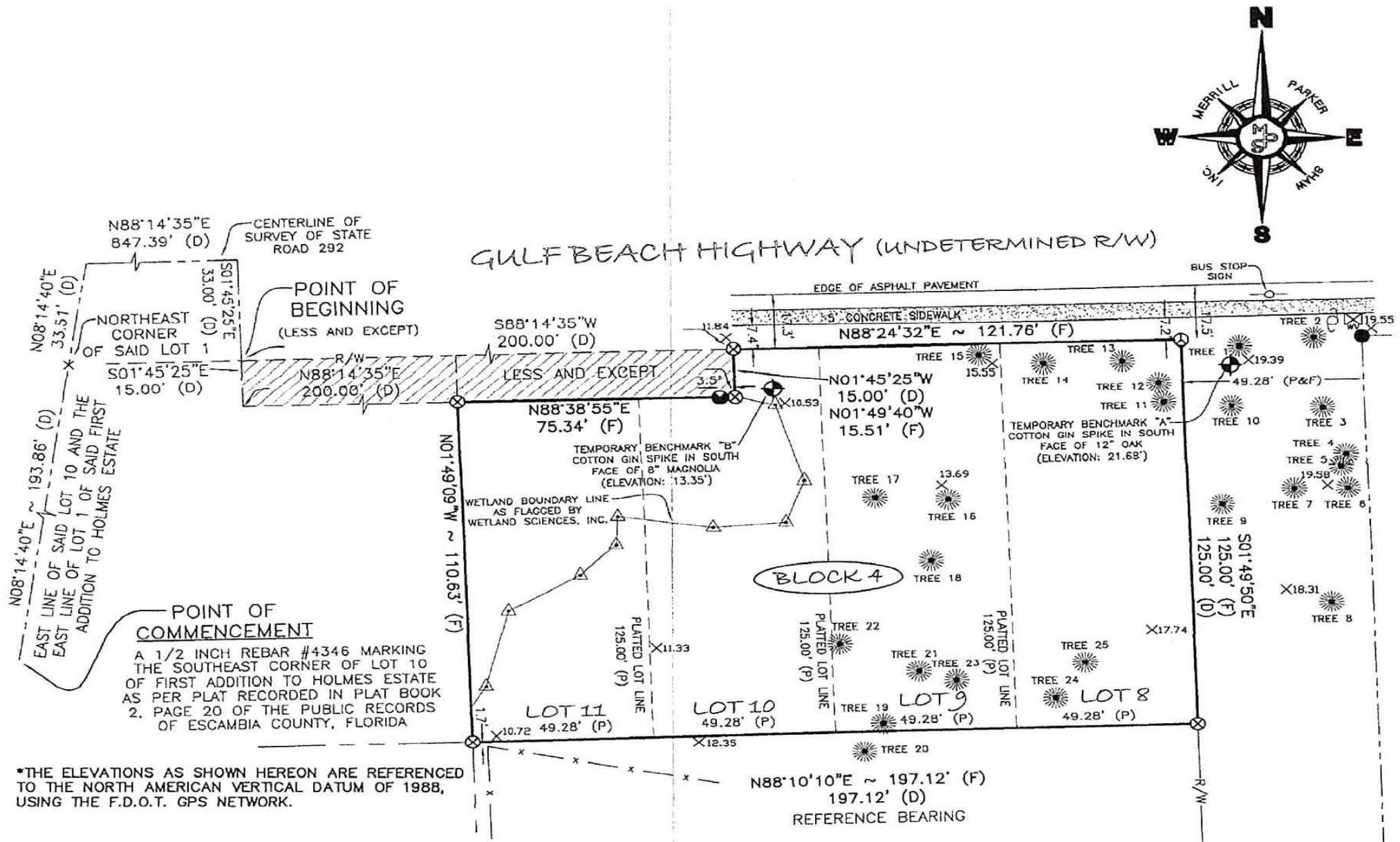
- Located in the main retail corridor in the West Pensacola Market
- Near the NAS Pensacola military base, colleges and other residential developments
- 200 feet of frontage along Gulf Beach Hwy

OFFERING SUMMARY

Sale Price:	\$49,999
Lot Size:	0.55 Acres
Zoning	COM
Property Type	Land
Traffic Count	23,800

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	896	2,889	5,665
Total Population	1,430	5,532	12,690
Average HH Income	\$33,823	\$42,341	\$48,414







LOCATION OVERVIEW

Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The booming economy and tourism have fueled Pensacola's housing and retail demand over recent years. The property is just West of the core retail trade area, Pensacola International Airport, hospitals, and the University of West Florida. The site is also just 15 minutes from Downtown Pensacola and 30 minutes from beautiful tourist destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.





POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,430	5,532	12,690
Average Age	43.0	39.5	37.2
Average Age (Male)	41.0	35.4	31.7
Average Age (Female)	44.8	43.0	40.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	896	2,889	5,665
# of Persons per HH	1.6	1.9	2.2
Average HH Income	\$33,823	\$42,341	\$48,414
Average House Value	\$87,454	\$103,093	\$115,822

* Demographic data derived from 2020 ACS - US Census

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

rob@bellcorecommercial.com

Direct: **850.434.3434** | Cell: **850.232.2587**

FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434