

5,526 SF FLAGSHIP DOWNTOWN PENSACOLA RETAIL OPPORTUNITY

26 S PALAFOX PLACE | PENSACOLA, FL 32502



PRESENTED BY:
CHRIS BOUCHARD
SENIOR ADVISOR

AVAILABLE FOR LEASE



EXECUTIVE SUMMARY



LEASE RATE	\$35 PSF/ANNUALLY + NNN
RENTABLE AREA	5,526 SQUARE FEET
BUILDING CLASS	CLASS A
ZONING	SPBD SOUTH PALAFOX BUSINESS DISTRICT
RENOVATED	2005/2006
AVAILABLE	4TH QUARTER 2026

PROPERTY HIGHLIGHTS

- Prime Palafox Street location in the heart of Downtown Pensacola with strong visibility and consistent pedestrian traffic
 - Palafox Place sees an AADT of 4,800, and Garden Street sees an AADT of 21,500
- 5,526 SF multi-level space with 3,800 SF downstairs and 1,726 SF upstairs, featuring a large front showroom, conveying display cases, and a secure bank-style vault.
- Functional layout with rear access to the Jefferson Street parking garage, multiple office/work areas, and second-floor workshop space
- Positioned to benefit from the City of Pensacola’s New Palafox \$10M streetscape project, completed in May 2026, further enhancing the corridor’s accessibility & appeal



SPACE DESCRIPTION

This property presents a rare opportunity to lease a highly functional, multi-level commercial space in the heart of Downtown Pensacola. Long occupied by Jeweler's Trade Shop since 1980, the location has established strong visibility and recognition along one of the most active blocks on Palafox Street. As Jeweler's Trade Shop expands into its new building on Garden Street, this space becomes available for the next concept to take advantage of its proven location.

The layout is anchored by a large front showroom with strong street presence, creating an ideal environment for a wide range of retail, showroom, or customer-facing uses. Existing display cases and a secure, bank-style vault remain in place, offering flexible infrastructure that can support a variety of retail or experiential concepts.

Behind the showroom, the space includes a secondary entrance adjacent to the Jefferson Street parking garage, along with office and workspace areas, a kitchenette, and two restrooms. A curved staircase leads to the second level, which features additional workspace, a private office, and a large open area adaptable to a variety of operational needs, along with rear alley access for added flexibility.

With a total rentable area of approximately 5,526 square feet, including 3,800 square feet on the first floor and 1,726 square feet on the second floor, the space is well suited for concepts such as apparel, home goods, gallery, wellness, or boutique food and beverage operators seeking a flagship downtown presence.

This property is positioned along the newly completed \$10M Palafox improvement project, a major investment in one of Downtown Pensacola's most prominent corridors. The completed project included significant stormwater management improvements, ADA upgrades, expanded sidewalks, and aesthetic updates that enhance the pedestrian experience and support continued activity along Palafox Street. This space is available in Q4 2026, allowing a future tenant to open in a revitalized downtown corridor at a time of continued growth in Downtown Pensacola, including approximately 600 new, high-end apartment units by The Romero and Rhythm Lofts at Maritime Park, all within walking distance near Main Street and Bruce Beach. Additionally, this property is surrounded by continued hospitality growth, with multiple existing downtown hotels such as Holiday Inn Express and Hilton Garden Inn with several hotel developments underway such as Homewood Suites by Hilton, Hotel Tristan, Tempo by Hilton Hotels and Reverb by Hard Rock Pensacola, further increasing activity and foot traffic throughout the downtown core. Pensacola also has a minor league baseball team, the Pensacola Blue Wahoos. They are a Double-A affiliate of the Miami Marlins playing in the Southern League, which plays in the waterfront Blue Wahoos Stadium located in the Community Maritime Park.

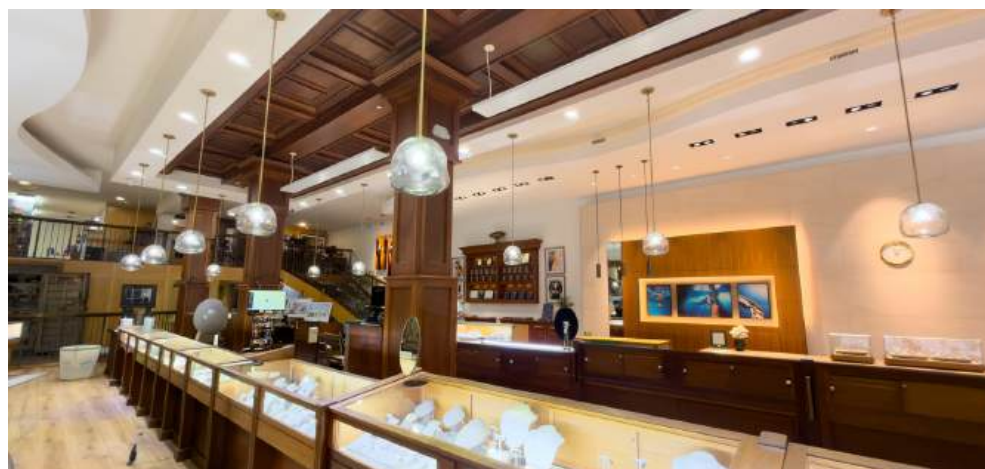
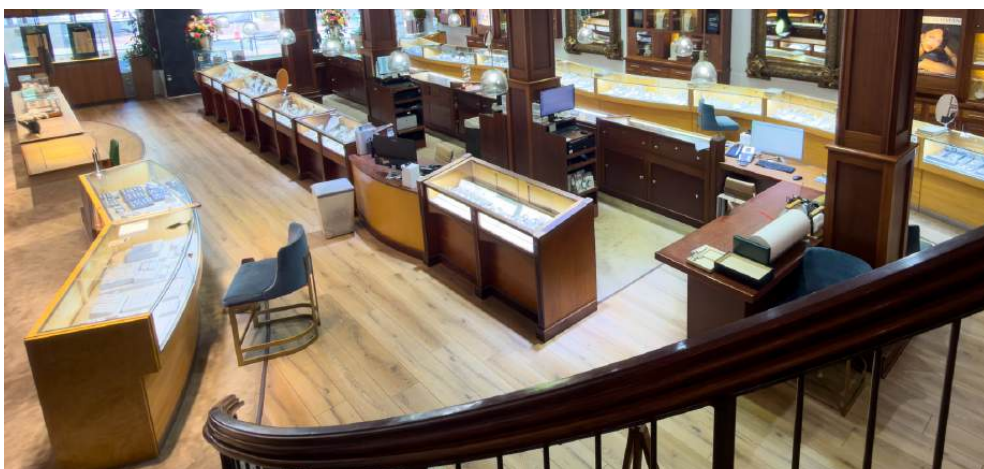
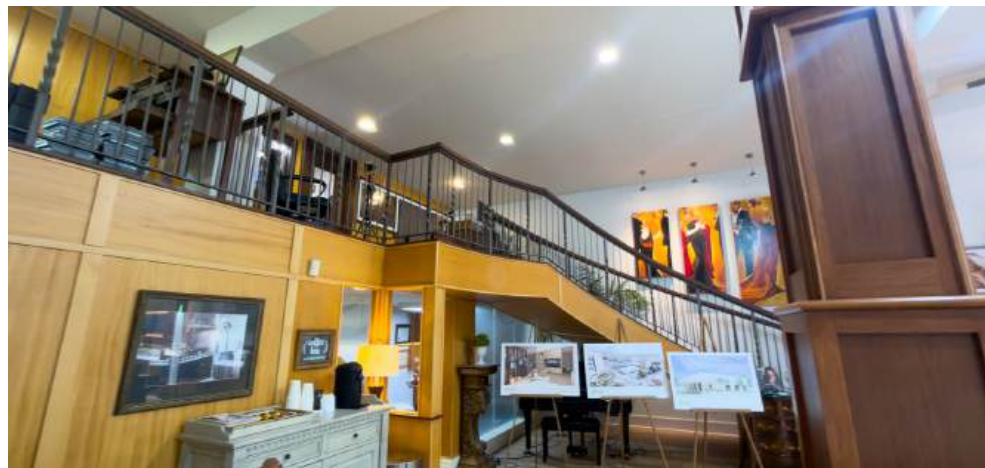
Please note that jewelry store uses will not be considered for the next tenancy. The current tenant should not be disturbed, and all showing requests should be coordinated directly through the broker.



SHOWROOM PHOTOS



SHOWROOM PHOTOS



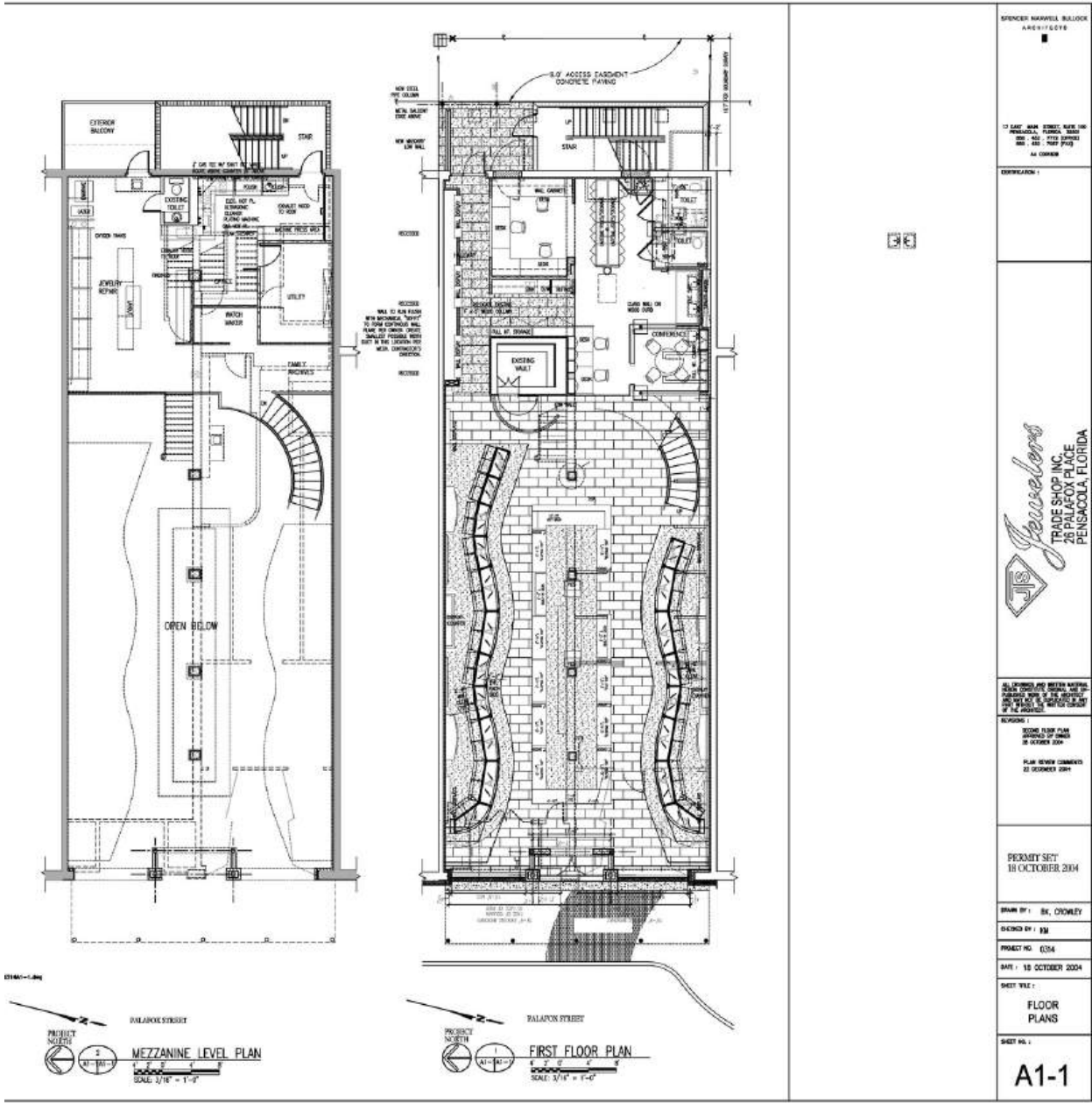
ADDITIONAL PHOTOS



NEW PALAFOX PROJECT COMPLETION



FLOOR PLANS





FLAGSHIP DOWNTOWN PENSACOLA RETAIL OPPORTUNITY

DEMOGRAPHICS

1-MILE RADIUS

3-MILE RADIUS

POPULATION

Total Population	4,300+	47,000+
Daytime Population	28,000+	53,000+
Population Growth (5-Year)	+2.2%	+2.6%
MSA Total Population	363,000	363,000

HOUSEHOLDS & INCOME

Total Households	2,600+	22,000+
Median Household Income	\$67,000	\$71,000
Average Household Income	\$82,000	\$96,000
Per Capita Income	\$44,000	\$47,000

EDUCATION & AGE

Median Age	41.3 yrs	40.5 yrs
Bachelor's Degree or Higher	45%+	43%
High School Grad or Higher	93%	92%
White Collar Employment	62%	60%

VISITOR & MARKET ACTIVITY

Annual Area Visitors (FY2024)	2.54M Record	2.54M Record
Palafox Market	Weekly (Sat)	Weekly (Sat)
Gallery Night	Monthly	Monthly

2.54M

Annual Visitors
FY2024 Record

\$74,212

Median HHIncome
Cityof Pensacola

43%

Bachelor's Degree
or Higher

363,000

MSA Population
2025 Estimate

+\$10M

PalafoxStreetscape

26 S PALAFOX PLACE | PENSACOLA, FL 32502

PRESENTED BY: CHRIS BOUCHARD



120 E MAIN STREET, SUITE A | PENSACOLA, FL 32502

850.912.4460 | WWW.SNSRE.NET

PENSACOLA MARKET AREA SUMMARY

Pensacola serves as the economic and cultural hub of Northwest Florida, benefiting from a diversified regional economy and sustained public and private investment. The market is anchored by major employers across defense, financial services, healthcare, manufacturing, and education, creating a stable employment base that supports long-term real estate demand. Unlike many coastal markets driven primarily by tourism, Pensacola's balanced economic profile provides resilience across market cycles while continuing to attract new residents and businesses.

Recent years have seen significant large-scale investment that reinforces the market's growth trajectory. Navy Federal Credit Union continues to expand its Pensacola campus through additional office facilities, structured parking, and infrastructure improvements, underscoring long-term confidence in the region. Advanced manufacturing investment, including the expansion of GE Vernova in Escambia County, has strengthened Pensacola's role within the broader energy and industrial supply chain. These projects generate high-quality jobs and contribute to secondary demand for housing, retail, and professional services throughout the metro area.

Public infrastructure investment further supports Pensacola's long-term outlook. The ongoing expansion and modernization of Pensacola International Airport is increasing passenger capacity and improving regional connectivity, benefiting both tourism and business travel. Combined with direct access to Interstate 10, proximity to the Port of Pensacola, and Florida's business-friendly tax environment, Pensacola remains well positioned to capture continued in-migration from higher-cost markets. Strong quality of life fundamentals, relative affordability, and consistent population growth continue to support demand across commercial, mixed-use, and residential real estate assets.



DOWNTOWN PENSACOLA SUMMARY



Here's that section updated the same way:

Downtown Pensacola serves as the city's primary center for walkable commerce, culture, and experiential activity, blending historic character with ongoing reinvestment. Anchored by the Palafox Street corridor, the district features a dynamic mix of national and regional retailers alongside locally owned boutiques and service-oriented concepts. Tenants such as Kilwins, Peterbrooke Chocolatier, Innerlight Surf Shop, Half-Moon Outfitters, Bodacious Shops, Monkee's, and Indigeaux Denim Bar contribute to a diverse retail environment that consistently draws both local residents and visitors year-round.

The corridor is further activated by a strong collection of restaurants and cafés, including Global Grill, Graffiti Pizza, Parlor Doughnuts, Maker's Café, and other established dining concepts, supporting steady foot traffic from morning through evening.

Public and private investment continues to strengthen downtown's role as a live-work-play environment. The newly completed Palafox improvement project represents a major investment in the long-term functionality and appeal of one of Downtown Pensacola's most important corridors. Improvements included significant stormwater management upgrades, ADA enhancements, expanded sidewalks, and aesthetic updates that improve accessibility, walkability, and the overall pedestrian experience. These efforts are complemented by ongoing reinvestment in historic buildings, expansion of outdoor dining and retail experiences, and increasing residential density that supports consistent pedestrian activity.

With continued investment, strong tourism, and year-round programming, Downtown Pensacola remains the region's most active commercial environment, well positioned to support flagship retail, boutique concepts, and experiential uses.



FOR MORE INFORMATION:

CHRIS BOUCHARD

SENIOR ADVISOR
CHRIS@SNSRE.NET
850.206.2140

SNS REALTY, INC.

120 E MAIN STREET, SUITE A
PENSACOLA, FL 32502
850.912.4460 | WWW.SNSRE.NET



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.