



PROPERTY DESCRIPTION

Freestanding Contractors Office with 1.8 acres and fenced rear laydown yard in Pensacola and is centrally located between Mobile Hwy and Hwy 98. This site includes a 2 story building, offering a professional office setting with reception, waiting area, private offices and breakroom on the first floor with a contractor's equipment storage and workshop below. The site includes a wrap around drive that allows direct loading and unloading into the contractor's workspace behind the building. Additional features include two large carport structures with height that allows work vehicles/ vans and trucks. The adjoining property to the west is also available for purchase, allowing for a Live/ Work opportunity. Demographics within a 5 Mile Radius include a Total Population of 113,524 and an Average Household Income of \$66,707.

PROPERTY HIGHLIGHTS

- 1.8 Acres Zoned HDMU. Fenced Rear Lot. Professional Office Space. Contractor's Storage & Workshop. Adjoining Property Available for Purchase. Live/Work Potential.

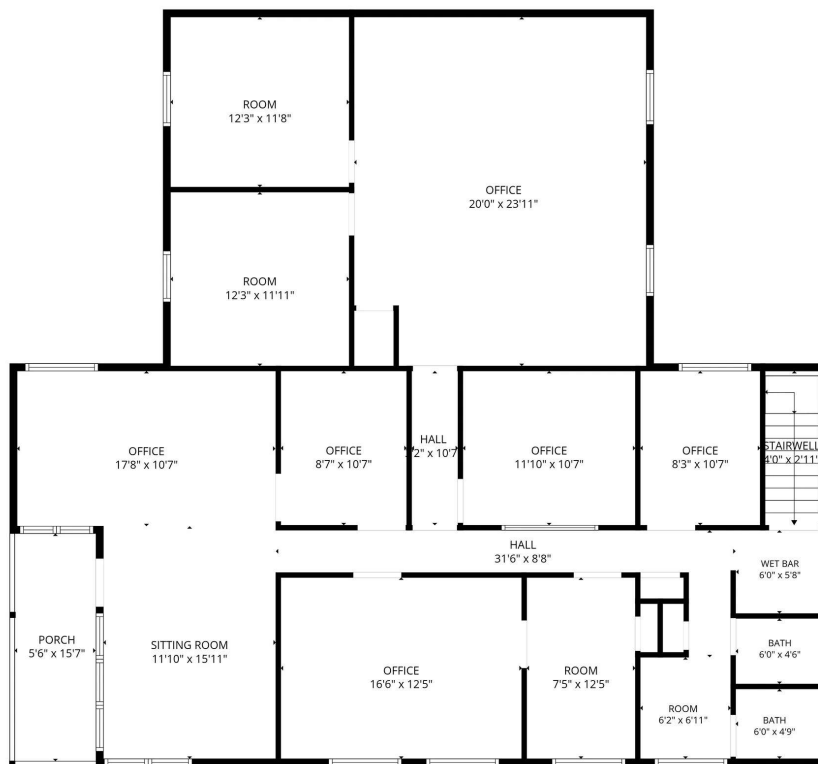
OFFERING SUMMARY

Sale Price:	\$680,000
Number of Units:	1
Lot Size:	1.8 Acres
Building Size:	3,792 SF
Zoning	HDMU
Property Type	Office
Traffic Count	15,500

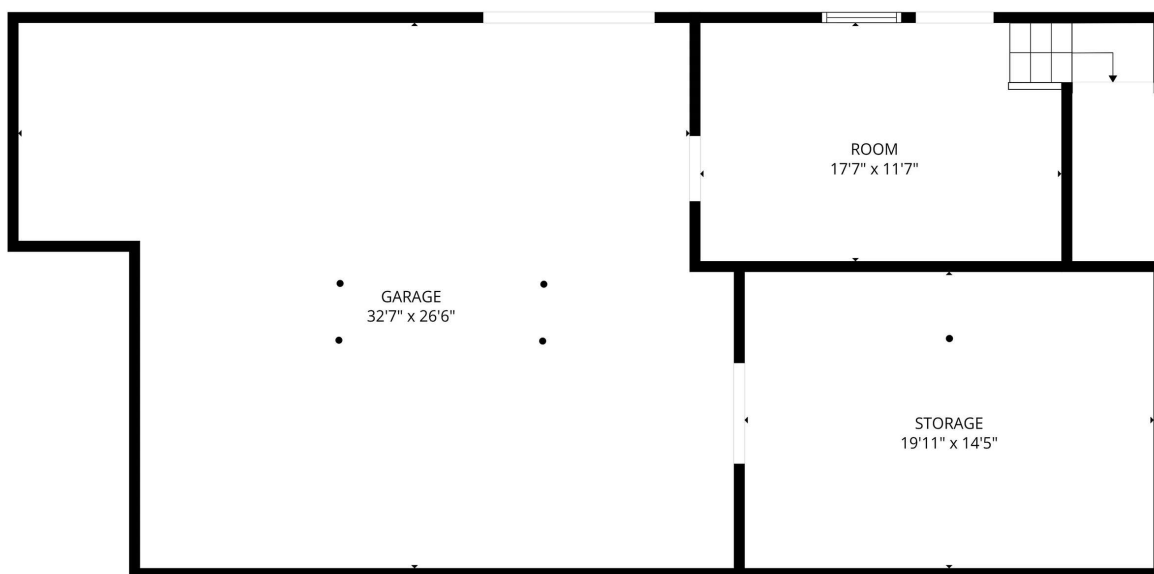
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,027	22,688	44,719
Total Population	7,644	57,501	113,524
Average HH Income	\$73,103	\$66,673	\$66,707



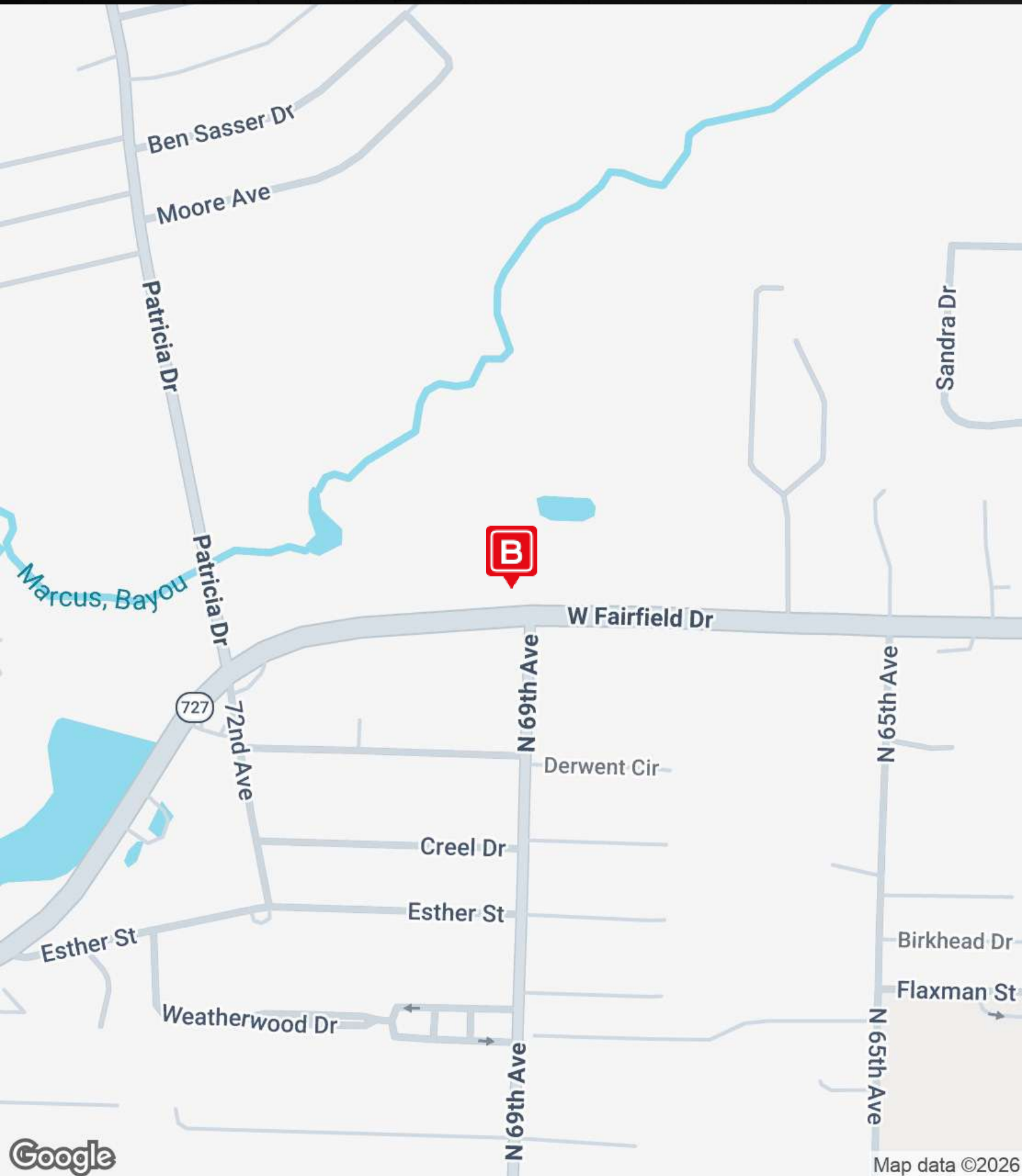


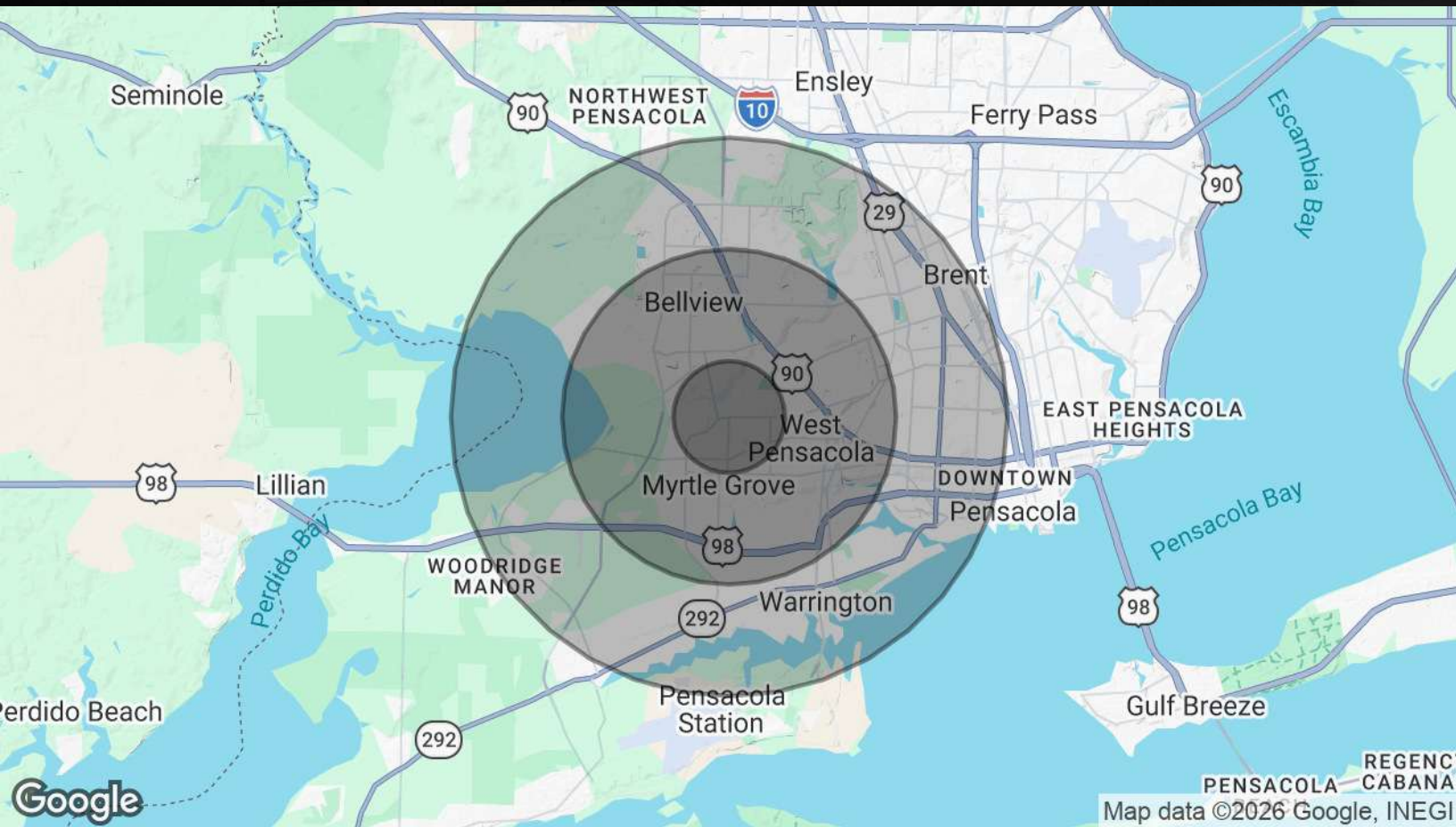
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,644	57,501	113,524
Average Age	36.9	36.0	37.6
Average Age (Male)	36.0	35.2	36.1
Average Age (Female)	41.7	37.9	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,027	22,688	44,719
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$73,103	\$66,673	\$66,707
Average House Value	\$163,540	\$165,486	\$191,156

2023 American Community Survey (ACS)