

PENSACOLA FL
RETAIL / WAREHOUSE FOR SALE OR LEASE

FMiG

**HIGH VISIBILITY
N PACE BLVD**

1717 N PACE BLVD | PENSACOLA, FL
FORMER FAMILY DOLLAR

8396 +/- SF

2 RESTROOMS

1 OFFICE

1 STORAGE ROOM

FOR LEASE & SALE

0.98 ACRES
ZONED HC/LI

FMiG

Information Available

Executive Summary

1717 N. Pace Blvd. | Pensacola, FL 32505

Former Family Dollar | ±8,396 SF | 0.98 Acres | For Lease or Sale

Position your business in a highly visible commercial corridor with this former Family Dollar offering approximately 8,396± square feet on a 0.98-acre parcel. Zoned HC/LI (Heavy Commercial & Light Industrial), the property offers exceptional flexibility for a wide range of retail, showroom, distribution, warehouse, and commercial users.

The building features a functional layout that includes two restrooms, one private office, and a large storage room, providing an excellent foundation for a variety of business operations. Having been vacated following the Family Dollar store closure in Summer 2025, the property presents a clean slate ready for tenant improvements or owner customization.

Conveniently located just minutes from Downtown Pensacola and Interstate 110, the site benefits from outstanding accessibility, ample on-site parking, and excellent visibility along North Pace Boulevard.





DISCLAIMER:

This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon FMiG's work, you should know that FMiG has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation. This opinion is based upon FMiG's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan. The information included in this Offering Memorandum is considered confidential and not for distribution..



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01 INFO

Property Highlights

±8,396 SF commercial building

0.98-acre parcel

HC/LI zoning

Former Family Dollar location

Vacant since Summer 2025

Two restrooms

One private office

Large storage room

Ample on-site parking

Minutes to Downtown Pensacola and I-110

Flexible layout ready for redevelopment or immediate occupancy

No roll-up door

IDEAL USER PROFILE

- This versatile property is well suited for a variety of users, including:
- Discount or specialty retail
- Beauty supply store
- Grocery or international market
- Restaurant supply
- Shipping and fulfillment center
- Warehouse/distribution
- Furniture or appliance showroom
- Fitness or training facility
- Medical or community services
- Contractor supply or trade businesses

IDEAL USER PROFILE

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Local Area Information

1717 N. Pace Boulevard is strategically positioned in the heart of Pensacola's central commercial corridor, providing businesses with outstanding access to Downtown Pensacola, Interstate 110, Interstate 10, and the greater Gulf Coast region. The property's central location allows companies to efficiently serve customers throughout Escambia County while providing convenient distribution routes to Mobile, Alabama and Northwest Florida.

Location Advantages

- Minutes to Downtown Pensacola and the city's central business district. Downtown Pensacola
- Approximately 2.5 miles to Interstate 110 with quick connections to Interstate 10.
- Convenient access to the Port of Pensacola, Pensacola International Airport, hospitals, and major employment centers.
- Centrally located for efficient service throughout Pensacola, Gulf Breeze, Pace, Milton, and surrounding communities.

Strong Commercial Corridor

North Pace Boulevard is a well-established commercial artery featuring a mix of national retailers, neighborhood businesses, industrial users, and service providers. The corridor experiences steady daily traffic, making it an ideal location for retail, wholesale, showroom, warehouse, and contractor-related businesses.

Nearby Businesses & Amenities

The property is surrounded by a variety of retail and service businesses that generate consistent customer activity, including:

- Grocery Advantage
- Town & Country Plaza
- Walgreens Pharmacy
- Multiple restaurants, convenience stores, automotive businesses, and neighborhood services throughout the Pace Boulevard corridor.

Workforce & Customer Base

The surrounding area offers a strong and growing customer base:

- Population within 1 mile: 11,600+
- Population within 3 miles: 69,300+
- Population within 5 miles: 142,500+
- More than 57,000 households reside within a five-mile radius.

Ideal Central Hub

Whether serving retail customers or supporting logistics operations, 1717 N. Pace Boulevard offers an exceptional central location with convenient access to Pensacola's major transportation routes, making it an excellent choice for retailers, distributors, wholesalers, contractors, e-commerce fulfillment, and service-oriented businesses seeking visibility, accessibility, and operational efficiency.



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