

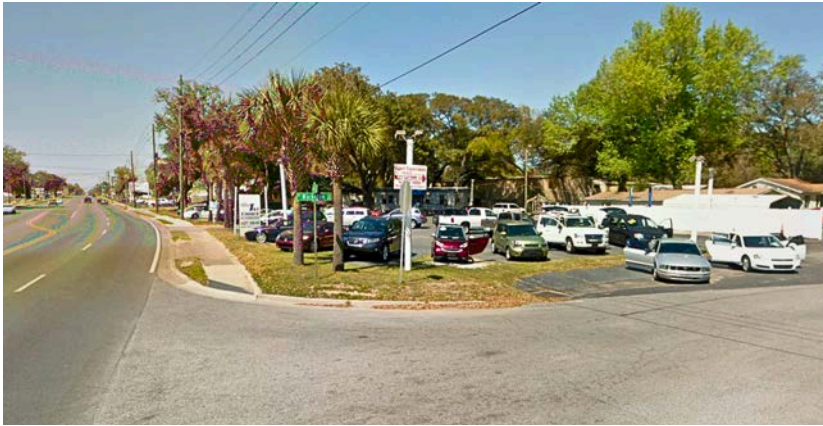
FOR SALE | HIGH-VISIBILITY COMMERCIAL OPPORTUNITY



**5500 NORTH W STREET | 5506 NORTH W STREET |
428 W. MICHIGAN AVENUE | PENSACOLA, FL.**

1.2597 AC | 225' NORTH W ST. | 295' W. MICHIGAN AVE.FRONTAGE

PROPERTY SUMMARY |



Opportunity to acquire a highly visible commercial assemblage currently operating as a car lot at the hard corner of North W Street and W. Michigan Avenue. This three-parcel offering benefits from exceptional exposure along a well-traveled commercial corridor, with approximately 27,000 cars per day on W Street and immediate proximity to Michigan Avenue, which carries approximately 37,000 cars per day. Positioned in an established trade area, the property is surrounded by a strong population base and is directly connected to Pensacola Boulevard’s “Car City” corridor, an area well known for national automotive dealerships, aftermarket service providers, commercial trade users, and destination retailers.



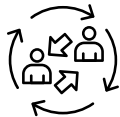
POP
174,233



DAY POP
|201,729



BUSINESS
9,593



EMP.
115,057



TOTAL SALES (2025)
\$19.15 Billion

Demographics- 5-Mile Radius
SOURCE- ESRI- STDB

For Sale
\$650,000

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27,000 CPD. | 1.25± AC. | HC/LI HDMU ZONING



The site is well suited for automotive sales, fleet-oriented businesses, service-related commercial users, retailers, or owner-users seeking a prominent location with strong frontage and access. The combined configuration offers multiple access drives, existing commercial lighting, attractive site improvements, and flexible outdoor area for display, storage, parking, or operational use.

- Three-parcel commercial assemblage
- Hard corner location with dual road frontage
- Surrounded by automotive, trade, and retail users
- Existing car lot configuration
- Strong visibility and access
- Approx. 27,000 CPD on W Street
- Direct connectivity to Pensacola Blvd commercial corridor

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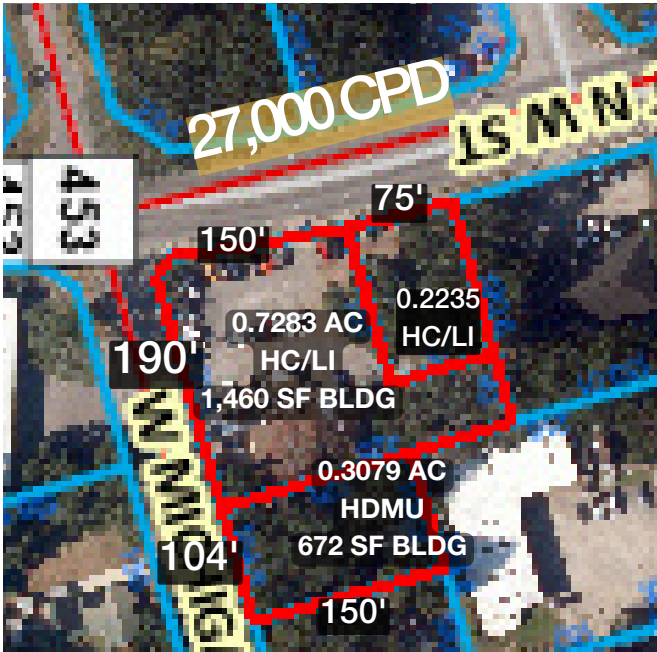
MULTI-PARCEL COMMERCIAL PROPERTY NEAR PENSACOLA BLVD CAR CITY

Location Drivers

The strength of this location extends beyond visibility alone. This location is supported by a robust central Pensacola consumer and employment base, making it well suited for commercial users seeking visibility within an active business corridor. Within a five-mile radius, the area includes 174,233 residents, 201,729 daytime occupants, 115,057 employees, and 9,593 businesses, generating more than \$19.15 billion in total sales. These metrics underscore the corridor's strength as a destination for automotive sales, trade services, and consumer-facing commercial activity..

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5500 North W Street

Parcel ID: 451S304000001001

- 0.7283 AC
- 1,460 SF building
- Zoned HC/LI
- Currently configured as a car lot with commercial lighting, palm tree landscaping, and access from both W Street and Michigan Avenue
- Approximately 150 feet of frontage on W Street
- Approximately 190.6 feet of frontage on W. Michigan Avenue

5506 North W Street

Parcel ID: 451S304000003001

- 0.2235 AC vacant land
- Zoned HC/LI
- Approximately 75 feet of frontage on W Street

428 W. Michigan Avenue

Parcel ID: 451S3030000000035

- 0.39 AC
- 674 SF building constructed in 1954
- Zoned HDMU
- Approximately 104 feet of frontage on Michigan Avenue
- Improved with large oak trees and ample parking/storage area suitable for fleet vehicles, customer parking, or product storage

Corner Commercial Opportunity in Pensacola Automotive Corridor

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