

SALE

5113 N DAVIS HWY

5113 N Davis Hwy Pensacola, FL 32503



PROPERTY DESCRIPTION

Redevelopment Site Available on N. Davis Hwy. Located just south of the I-110/Brent/Bayou Intersection, this site provides multiple options for purchasers. Redevelop the site or keep existing structures in place and in-fill the empty units and make it a NNN investment. On site parking +/-30 spaces. Demographics within a 5-mile radius include a Total Population of 156,643 and an Average Household Income of \$74,176

PROPERTY HIGHLIGHTS

- On Site Parking. +/- 30 Spaces. Immediate Access to I-110/Brent/Bayou Intersection. 5 Mile Total Pop 156,643 & AHHI \$74,176

OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	18
Lot Size:	0.55 Acres
Building Size:	9,615 SF

SPACES

LEASE RATE

SPACE SIZE

Melissa Glyptis Simpson
(850) 733-6532

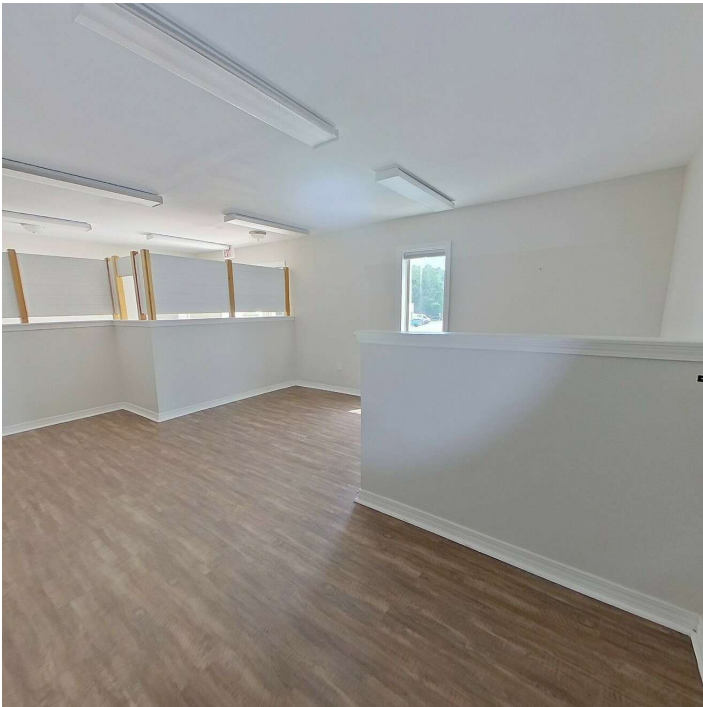


**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

UNIT 1-2

5113 N Davis Hwy Pensacola, FL 32503



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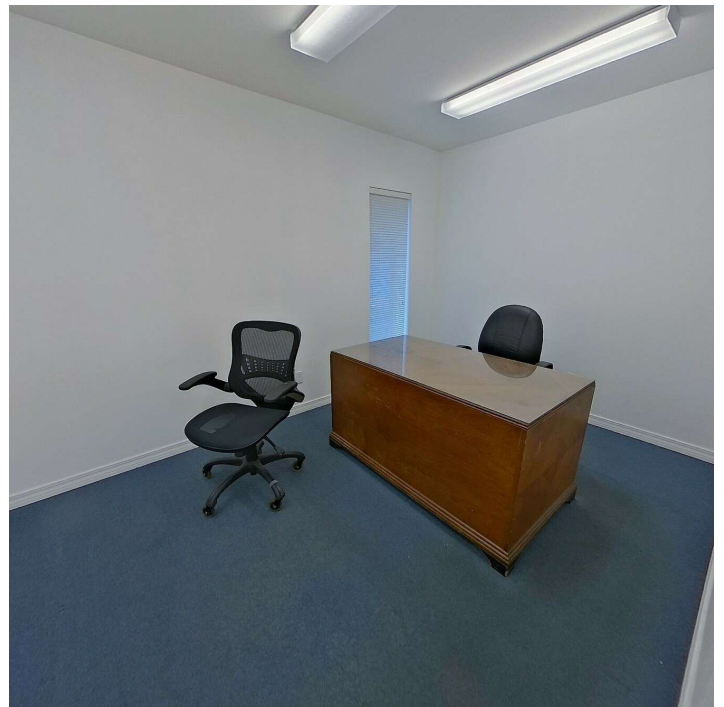
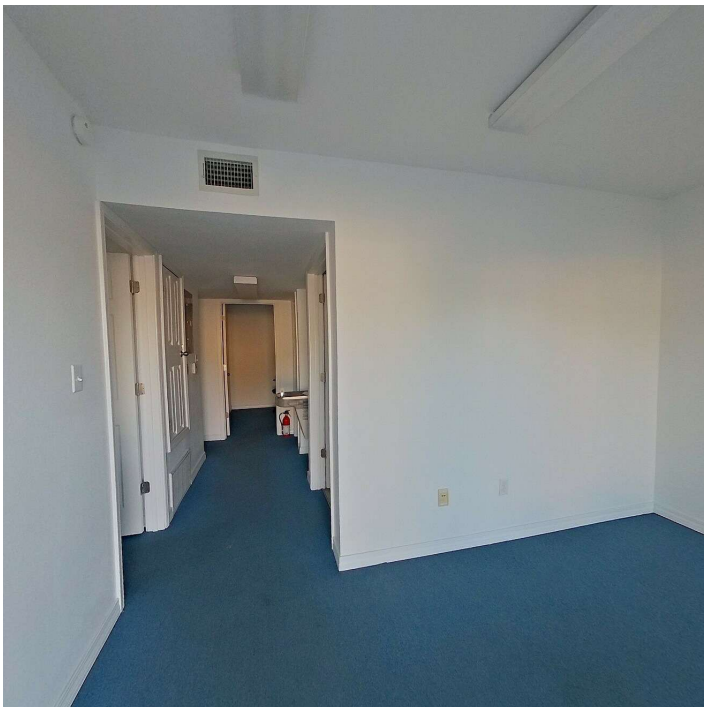
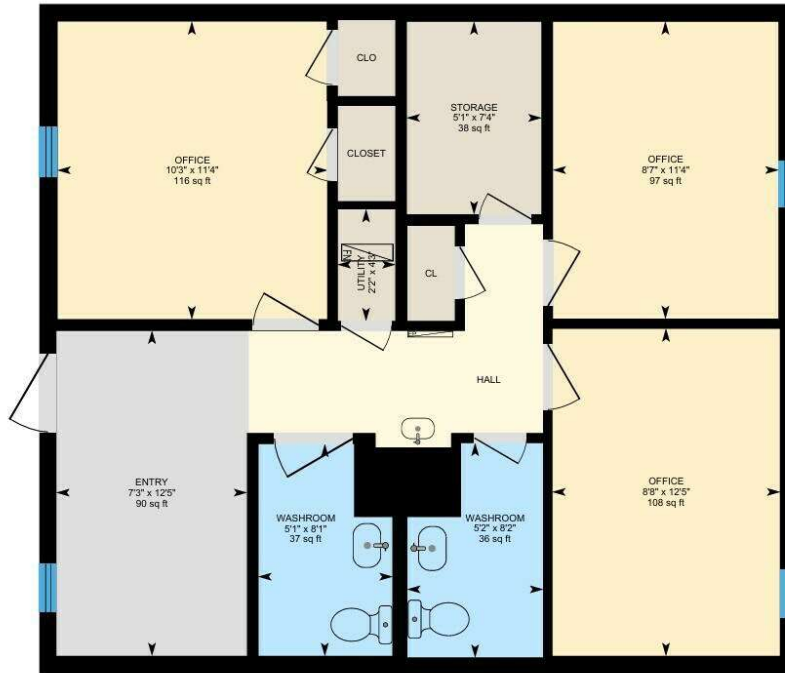


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UNIT 5

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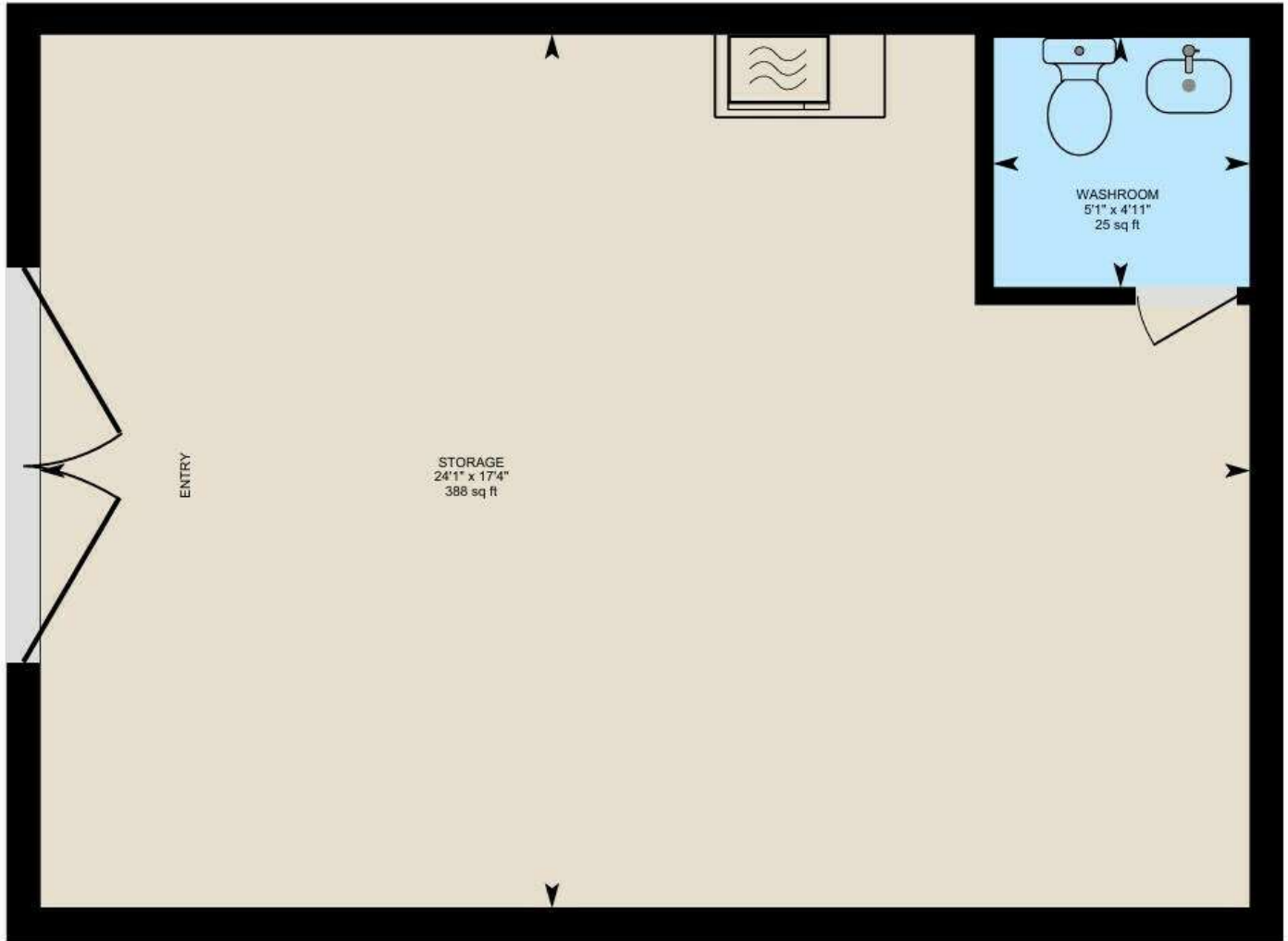


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UNIT 8

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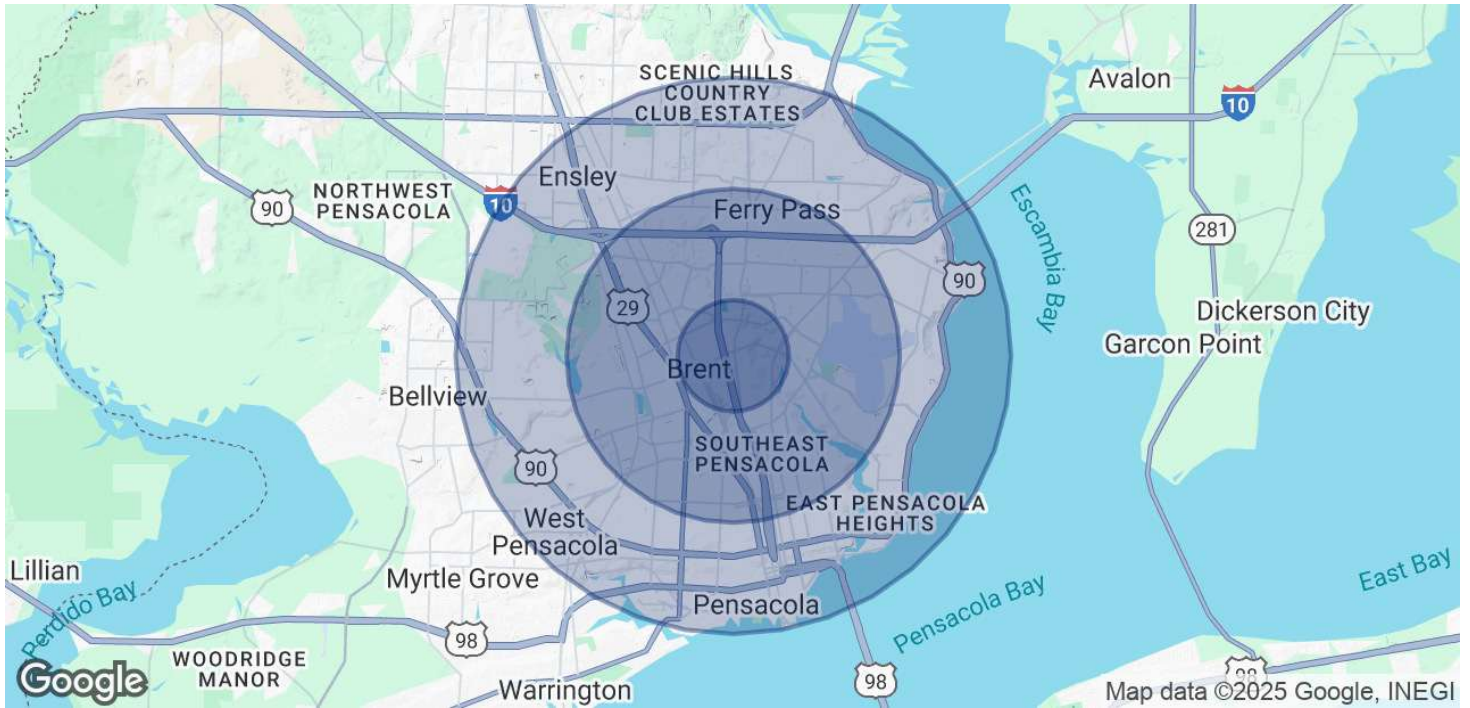


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,098	63,199	156,643
Average Age	32	40	41
Average Age (Male)	31	38	40
Average Age (Female)	32	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,119	24,292	64,752
# of Persons per HH	4.3	2.6	2.4
Average HH Income	\$77,720	\$71,140	\$74,176
Average House Value	\$223,493	\$251,563	\$260,332

TRAFFIC COUNTS
21,500/day

Demographics data derived from AlphaMap

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