

BELLCORE
COMMERCIAL



HWY 29 CANTONMENT 2.4-ACRES

700 BLK N HIGHWAY 29, CANTONMENT, FL 32533



PROPERTY OVERVIEW

Excellent opportunity to purchase +/- 2.41 acres of commercial retail land located in Escambia County. The property has high visibility and easy access along Hwy 29. The area is highly trafficked with approximately 30,500 AADT, and the zoning is HC/LI (Heavy Commercial and Light Industrial), which allows for a wide variety of commercial and industrial uses. It would be ideal for a small retail or restaurant user with close proximity to the International Paper Co and the University of West Florida.

PROPERTY HIGHLIGHTS

- Excellent location adjacent to a national grocery store
- The property is located just North of the International Paper Co. which is a Fortune 500 company
- Located 10 miles from the University of West Florida and 30 minutes from Downtown Pensacola

OFFERING SUMMARY

Sale Price	\$245,000
Lot Size	2.41 Acres
APN	111N312309000000
Zoning	HC/LI
Property Type	Land
Traffic Count	30,500
Market	Cantonment



PENSACOLA, FL

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Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

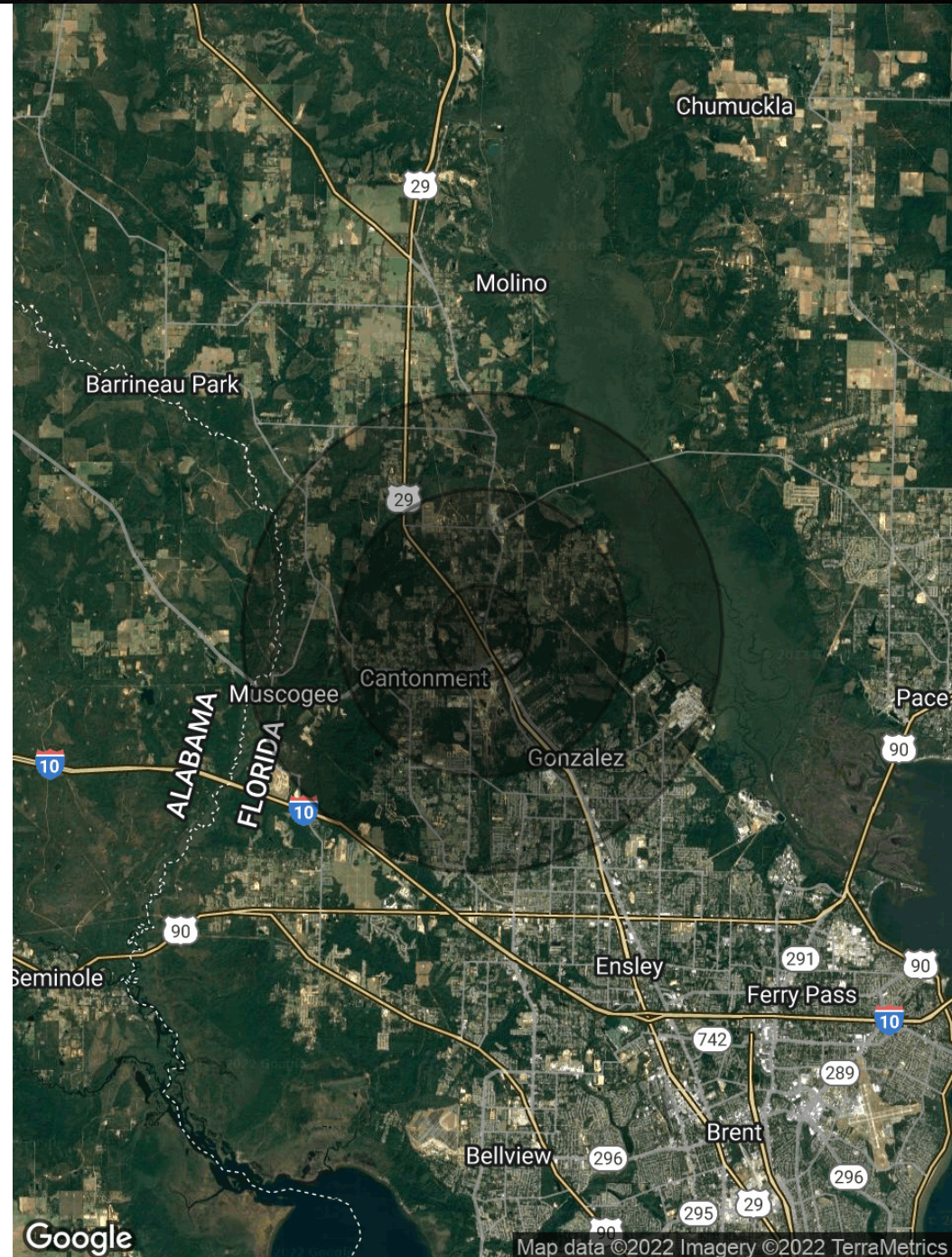
Lat/Lon: 30.6191/-87.3244

700 Blk Hwy 29 Cantonment, FL 32533	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	1,868	12,382	27,522
2026 Projected Population	2,009	13,331	29,503
2020 Census Population	1,948	12,242	27,485
2010 Census Population	1,584	10,023	23,473
Projected Annual Growth 2021 to 2026	1.5%	1.5%	1.4%
Historical Annual Growth 2010 to 2021	1.6%	2.1%	1.6%
2021 Median Age	37.7	38.3	40.3
Households			
2021 Estimated Households	723	4,623	10,357
2026 Projected Households	753	4,822	10,759
2020 Census Households	756	4,569	10,352
2010 Census Households	603	3,651	8,655
Projected Annual Growth 2021 to 2026	0.8%	0.9%	0.8%
Historical Annual Growth 2010 to 2021	1.8%	2.4%	1.8%
Race and Ethnicity			
2021 Estimated White	72.1%	72.5%	76.9%
2021 Estimated Black or African American	21.1%	18.8%	13.5%
2021 Estimated Asian or Pacific Islander	0.7%	1.1%	1.8%
2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2021 Estimated Other Races	5.6%	7.0%	7.3%
2021 Estimated Hispanic	2.5%	3.2%	3.9%
Income			
2021 Estimated Average Household Income	\$67,742	\$75,296	\$83,809
2021 Estimated Median Household Income	\$56,520	\$67,408	\$77,166
2021 Estimated Per Capita Income	\$26,221	\$28,281	\$31,614
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.7%	3.2%	1.8%
2021 Estimated Some High School (Grade Level 9 to 11)	4.6%	7.2%	5.5%
2021 Estimated High School Graduate	38.5%	33.4%	29.0%
2021 Estimated Some College	26.4%	23.6%	23.7%
2021 Estimated Associates Degree Only	12.9%	11.9%	12.5%
2021 Estimated Bachelors Degree Only	9.2%	14.7%	18.8%
2021 Estimated Graduate Degree	3.7%	6.0%	8.9%
Business			
2021 Estimated Total Businesses	96	363	781
2021 Estimated Total Employees	1,543	3,271	6,435
2021 Estimated Employee Population per Business	16.2	9.0	8.2
2021 Estimated Residential Population per Business	19.6	34.1	35.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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**HARRY BELL JR.**

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
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