

BELLCORE

COMMERCIAL



SITE
0.48 Acres
Zoned C-3

IOS INCOME-PRODUCING COMMERCIAL LOT

3499 N DAVIS HWY, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire a cleared, level 0.48-acre commercial parcel with immediate income and long-term upside. Zoned C-3, the property supports a wide range of intensive commercial and retail uses. It is currently leased to a trucking/logistics tenant under a 5-year NNN lease, generating \$2,300 per month (\$27,600 annually) and delivering an attractive 9.68% cap rate. Investors benefit from stable, turnkey cash flow while maintaining flexibility for future redevelopment. The parcel is shovel-ready, utilities are available, and a site plan is in place to support future build-out or value-add strategies. With prime N Davis Hwy frontage, strong traffic counts and immediate access to the interstate and efficient regional transportation routes, the property is ideal for retail, service, or logistics-oriented users. This asset is well-positioned for investors seeking income today with redevelopment optionality tomorrow.

PROPERTY HIGHLIGHTS

- Zoned C-3
- Income-producing with a tenant in place
- Strategic interstate and transportation route access
- Versatile development options

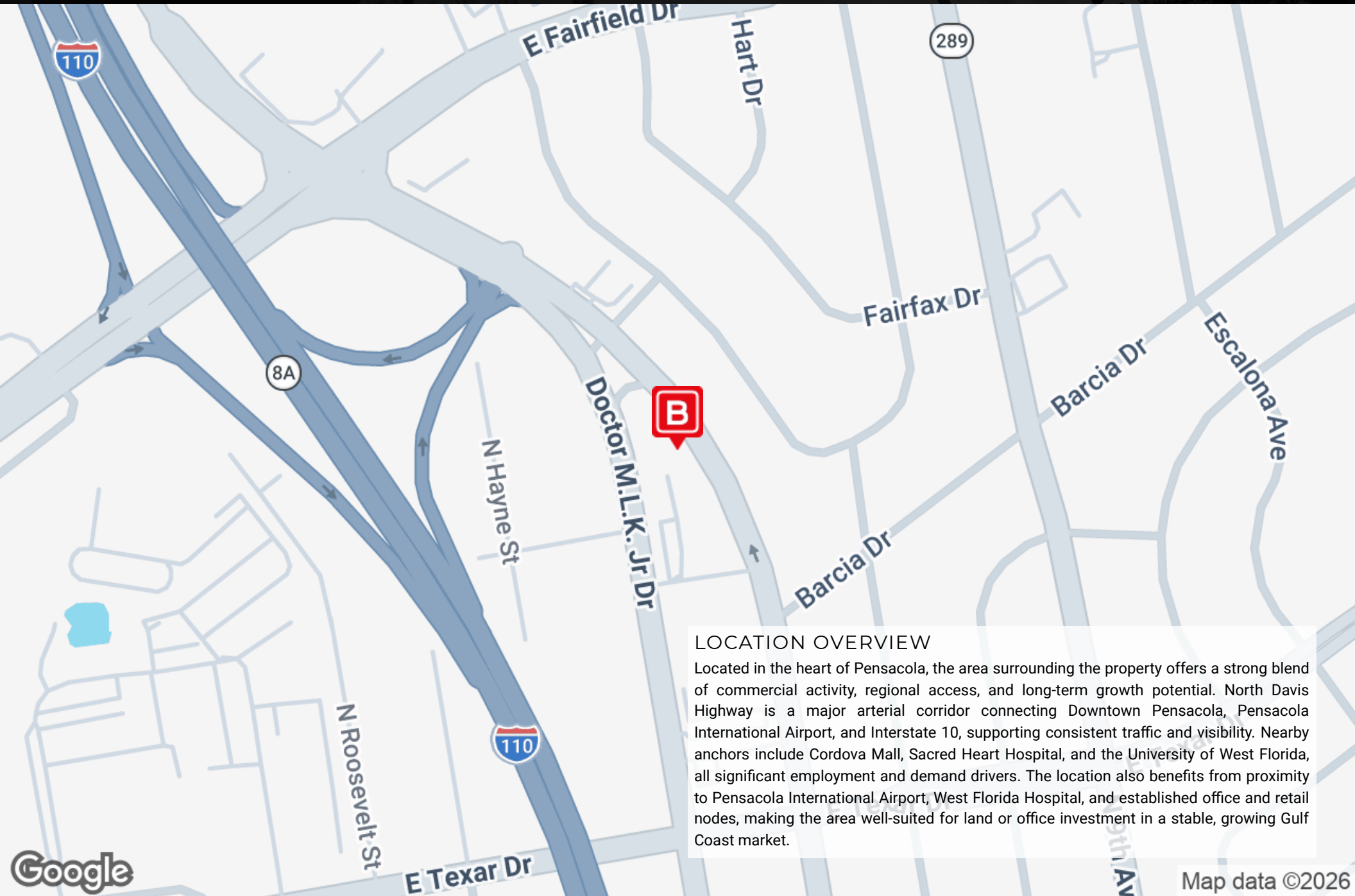
FOR SALE | IOS INCOME-PRODUCING COMMERCIAL LOT

OFFERING SUMMARY

Sale Price:	\$285,000
Lot Size:	0.479 Acres
NOI:	\$27,600.00
Cap Rate:	9.68%
Zoning	C-3
Property Type	Land
Traffic Count	5,000

NNN LEASE SUMMARY

Initial Lease Term	5 Years
Rent Commencement Date	November 15, 2025
Expiration Date	November 14, 2030
Increases	3% Annually
Option to Extend Lease	Two 5-year options



LOCATION OVERVIEW

Located in the heart of Pensacola, the area surrounding the property offers a strong blend of commercial activity, regional access, and long-term growth potential. North Davis Highway is a major arterial corridor connecting Downtown Pensacola, Pensacola International Airport, and Interstate 10, supporting consistent traffic and visibility. Nearby anchors include Cordova Mall, Sacred Heart Hospital, and the University of West Florida, all significant employment and demand drivers. The location also benefits from proximity to Pensacola International Airport, West Florida Hospital, and established office and retail nodes, making the area well-suited for land or office investment in a stable, growing Gulf Coast market.

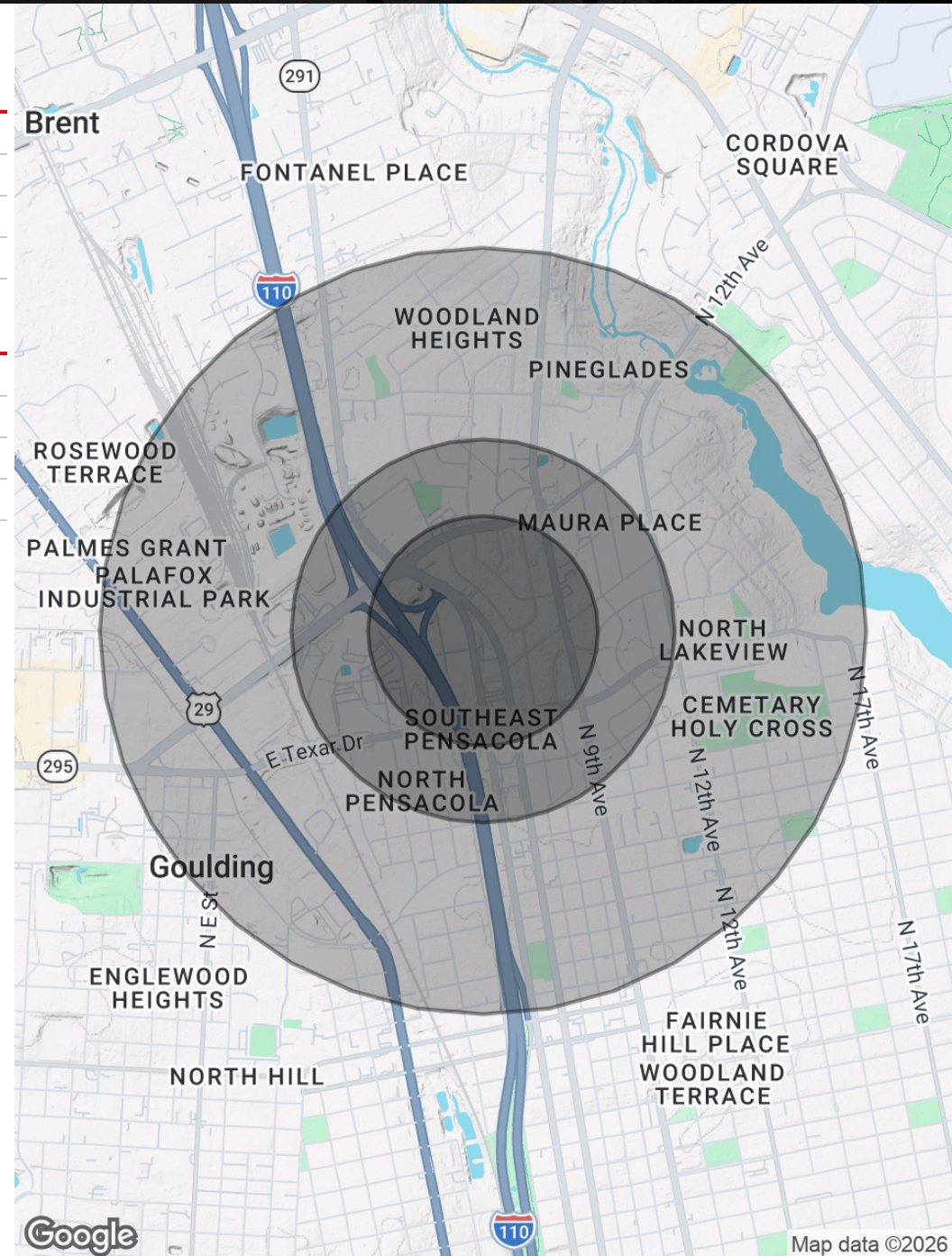
Map data ©2026



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	704	2,193	6,488
Average Age	37	39	42
Average Age (Male)	36	37	40
Average Age (Female)	39	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	890	2,704
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$44,998	\$55,016	\$67,193
Average House Value	\$232,571	\$275,152	\$305,877

Demographics data derived from AlphaMap





HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com

Direct: **850.977.6991** | Cell: **850.240.0527**

FL #BK3026917 // AL #000078384-1

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.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434