

PROPERTY SUMMARY

6100 Mobile Highway | Pensacola, FL 32526

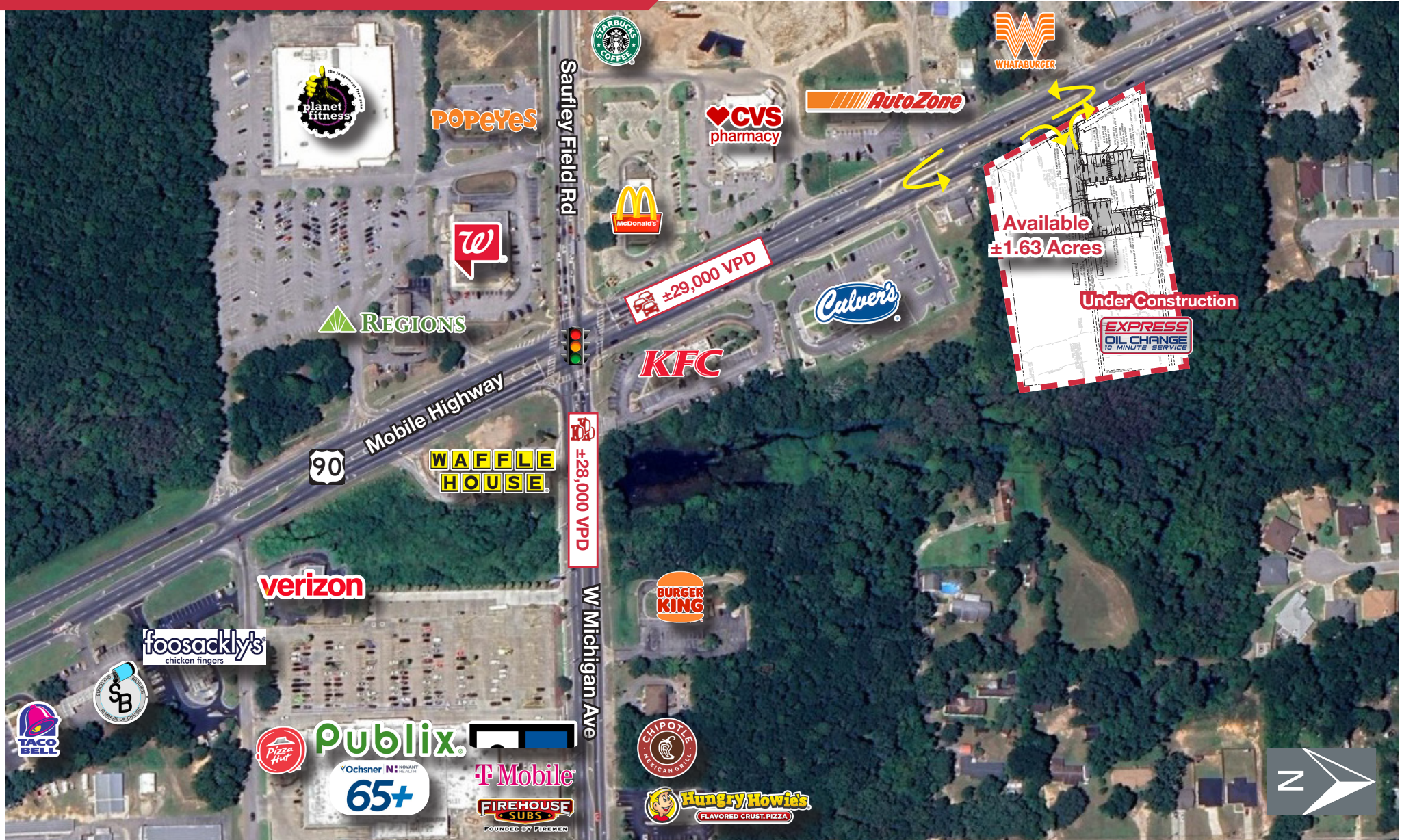
- ±1.63 AC available for GL, BTS, or Sale
- Outstanding development opportunity to locate next to an Express Oil Change (under construction) in one of Pensacola's expanding retail corridors
- Located just off the highly trafficked intersection of Hwy 90 and W Michigan Ave which sees a combined ±57,000 VPD
- Excellent visibility from Hwy 90 with over 160 feet of frontage available
- Surrounding retailers include: Publix, Planet Fitness, Whataburger, Culver's, McDonald's, KFC, Burger King, Popeyes, Taco Bell, CVS, Walgreens, and many more
- According to Placer.ai, this Publix is ranked in the 93rd percentile of most visited Publix nationwide
- ±29,000 VPD on Hwy 90
- **Sale Price: \$400,000**
- **Lease Rate: Contact Broker for Details**



2025 Demographics			
	1 MILE	3 MILE	5 MILE
POPULATION	7,065	55,535	127,249
# of HOUSEHOLDS	2,904	22,243	49,675
AVERAGE HH INCOME	\$80,170	\$80,539	\$79,437

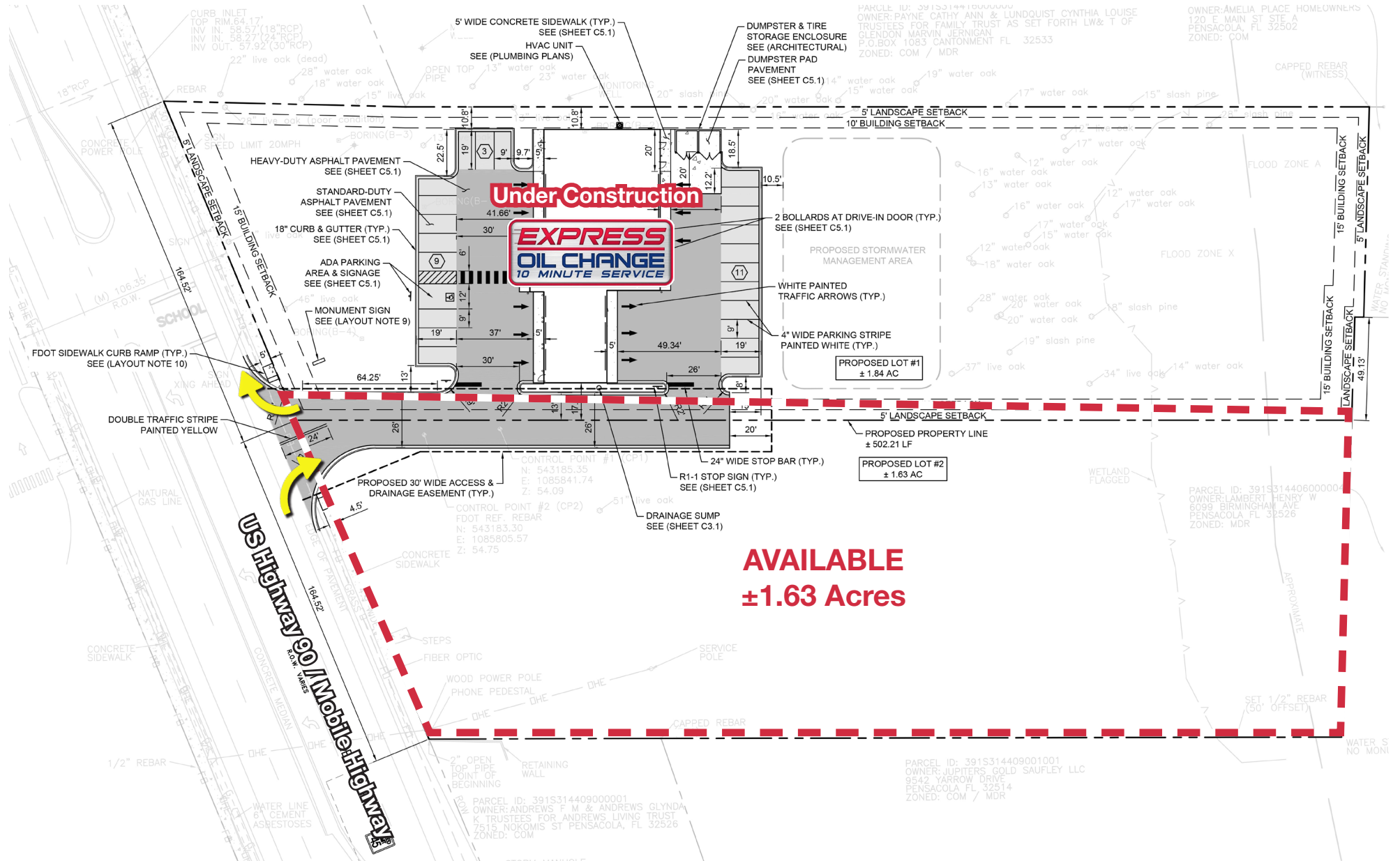
SITE MAP

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SITE PLAN

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MARKET OVERVIEW

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Pensacola, Florida is a vibrant Gulf Coast city that combines rich history, a strong military presence, and a growing economy, making it an attractive market for retail opportunities. Known for its beautiful white-sand beaches, thriving tourism industry, and historic downtown, Pensacola draws millions of visitors each year while also serving a steadily expanding local population.

The city benefits from the presence of Naval Air Station Pensacola, a key economic driver that brings both stability and a diverse customer base. Pensacola's revitalized downtown and waterfront districts have seen significant investment, fostering a lively mix of dining, shopping, entertainment, and cultural attractions.

With convenient access to major highways and proximity to neighboring markets across Florida and Alabama, Pensacola offers retailers a strategic location to capture both local and regional demand. This combination of lifestyle appeal, economic growth, and strategic positioning makes Pensacola a dynamic environment for retail investment and expansion.

Pensacola

FLORIDA

