



BUNGALOW-STYLE COMMERCIAL OPPORTUNITY ON SOUTH NAVY BLVD

502 South Navy Blvd presents a rare opportunity to occupy a character-rich commercial building in one of Pensacola's most distinctive waterfront-adjacent submarkets.



For more information

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Positioned along the primary approach to NAS Pensacola and just minutes from Downtown, this stand-alone property offers the kind of charm and identity that is increasingly difficult to find in conventional office inventory.

502 S Navy Blvd.

Charming space. Strategic location. Strong identity.

502 South Navy Blvd is a thoughtfully updated 1940 cottage-style commercial building offering charm, functionality, and an excellent South Navy location. With three private rooms, two full bathrooms, and a full kitchen, this stand-alone property is well suited for office or boutique commercial use in one of Pensacola's most established and character-rich corridors.



- Stand-Alone Commercial Building
- 1,500 SF +/-
- Updated 1940's Former Residence
- 3 Private Rooms
- 2 Full Bathrooms
- Full Kitchen
- Immediate to the Main Gate of NAS Pensacola
- Located along South Navy Blvd. a historic & charming corridor with a blend of established homes and commercial users.



For Sale

\$450,000

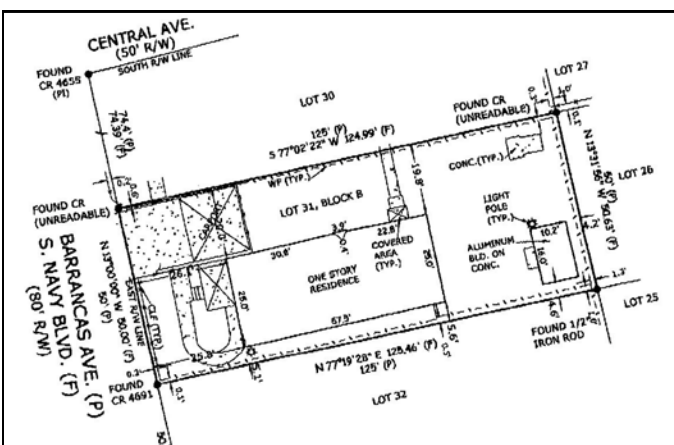
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502 S Navy Blvd.



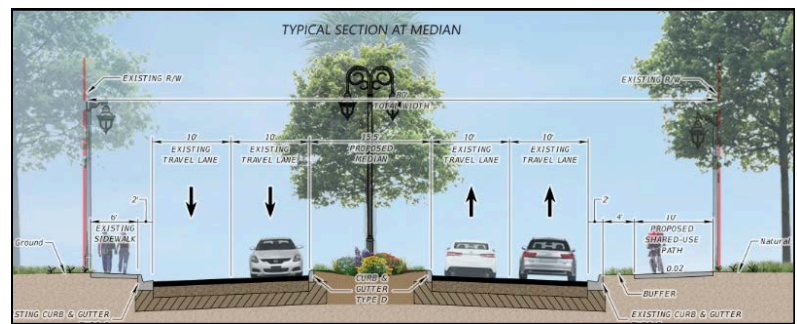
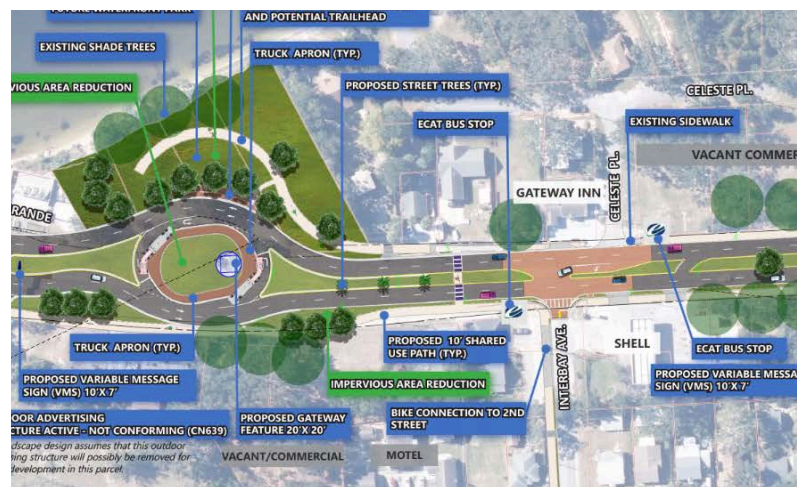
Historic Character. Professional Presence.



A Distinctive Office Setting in a Historic Pensacola Corridor

The broader Warrington and Navy Point area is recognized for its historic character, waterfront amenities, and close-knit community atmosphere, all of which continue to support growing interest from residents and businesses alike. South Navy Boulevard remains a focus of ongoing public-sector planning as a key gateway corridor, with a multi-agency improvement initiative now advancing along approximately one mile of the corridor from Barrancas Avenue to the bridge at NAS Pensacola. Planned enhancements include landscaping, medians, signage, improved lighting, safer traffic flow, upgraded access points, and better pedestrian infrastructure. The project is estimated at approximately \$13 million, with federal funding (in place) contributing to the overall effort.

The corridor improvement effort is focused on approximately one mile of South Navy Boulevard, from Barrancas Avenue south to the bridge approach serving NAS Pensacola.





This corridor offers a setting that feels distinct from conventional office locations. Charming historic homes, cottage-style commercial buildings, waterfront parks, boat access, walking and cycling routes, and a close-knit neighborhood atmosphere all contribute to the area's growing appeal. The result is a location that offers both convenience and character for businesses seeking a more inviting environment for clients, staff, and visitors.

2025 Demographics

- Daytime Population: 121,478
- Population: 83,093
- Total Employees: 79,380
- Total Sales: \$7.77 Billion
- Employee/Population Ratio: 95.53
- Total Number of Businesses: 4,155

5-Mile Radius

These metrics reflect a well-established trade area with meaningful daytime activity, a strong employment base, and broad commercial support. For office and service-oriented users, the location offers access to a stable surrounding customer base while benefiting from the visibility and identity of a corridor deeply tied to Pensacola's military and neighborhood fabric.



A Distinctive Office Setting in a Historic Pensacola Corridor

Positioned along South Navy Boulevard, this updated 1940 cottage-style property offers a rare blend of charm, utility, and proximity to NAS Pensacola.

**502 S NAVY BLVD.
PENSACOLA, FL 32507**

Demand Drivers

The South Navy Boulevard corridor is supported by strong surrounding market fundamentals and a steady mix of military, residential, and local business activity. Its location near NAS Pensacola places the property within an area shaped by one of the region's most significant employment and economic drivers, while the surrounding neighborhoods continue to attract interest for their history, livability, and waterfront access.

For more information

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