

4,688 SF PRIME OFFICE BUILDING IN CORDOVA SQUARE

4400 BAYOU BLVD UNIT 13 | PENSACOLA, FL 32503



PRESENTED BY:
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AVAILABLE FOR PURCHASE



EXECUTIVE SUMMARY



SALES PRICE	\$445,000
BASE AREA	4,688 SQUARE FEET
PRICE PSF	\$94.92
YEAR BUILT	1984
NUMBER OF UNITS	4 INDIVIDUAL UNITS
NUMBER OF FLOORS	2

PROPERTY HIGHLIGHTS

- 4,688 SF two story office building within the established Cordova Square professional park, featuring four individually metered suites with private entrances and flexible multi tenant or owner occupant potential
- 2,300 SF of vacant, move in ready first floor space that can be leased separately or combined, with second floor suites on month to month leases providing immediate income and future flexibility
- Covered porches overlooking the landscaped courtyard, rear access to main parking, private exterior staircase for upstairs suites, and a recently refreshed exterior
- Located near Cordova Mall, Ascension Sacred Heart Hospital, Pensacola State College, and Pensacola International Airport within a well maintained HOA managed campus with courtyard spaces and an 800 seat amphitheater

PROPERTY DESCRIPTION

Unit 13 at Cordova Square offers a practical, two-story office building totaling 4,688 square feet within one of Pensacola's most established professional parks. The building includes four individual suites, each with separate utilities and private entrances, allowing flexible use for multiple tenants or an owner-occupant.

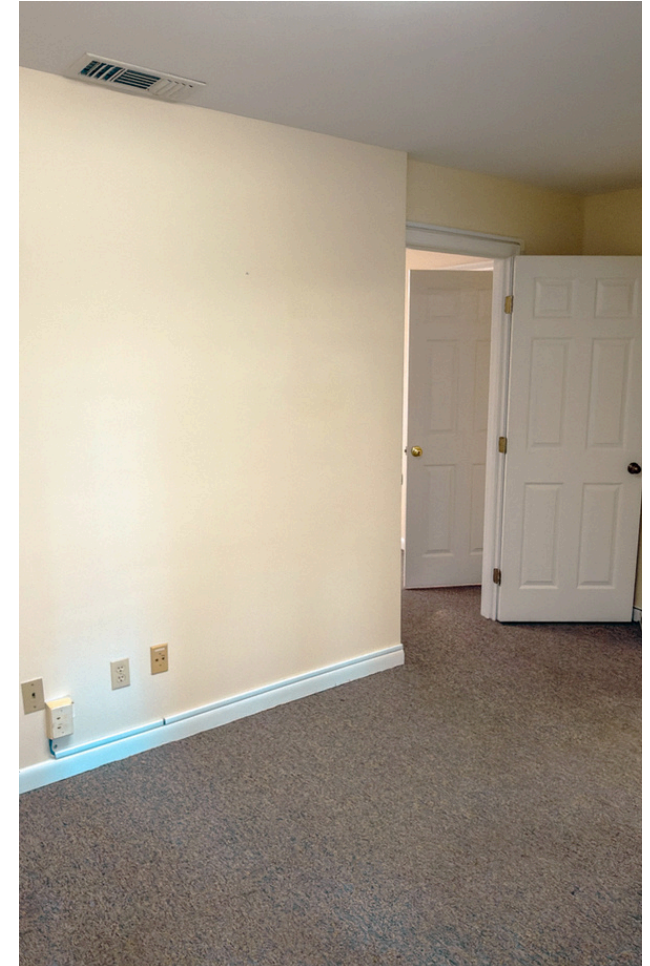
The first floor (Suites A and B) features 2,300 square feet of vacant, move-in-ready space that can be leased individually or combined through a shared interior connection. The second floor (Suites C and D) is fully occupied on month-to-month leases, offering immediate income with future re-letting flexibility.

Both levels include porches overlooking the landscaped courtyard, and all suites have rear access to the main parking area, with Suites C and D featuring a private exterior staircase. The exterior has been recently repainted and updated, providing a fresh, professional appearance.

Cordova Square features an 800-seat amphitheater, courtyard spaces, and a well-maintained campus environment near Cordova Mall, Ascension Sacred Heart Hospital, Pensacola State College, and Pensacola International Airport. The property is managed by the Cordova Square HOA, which oversees all shared and exterior maintenance.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





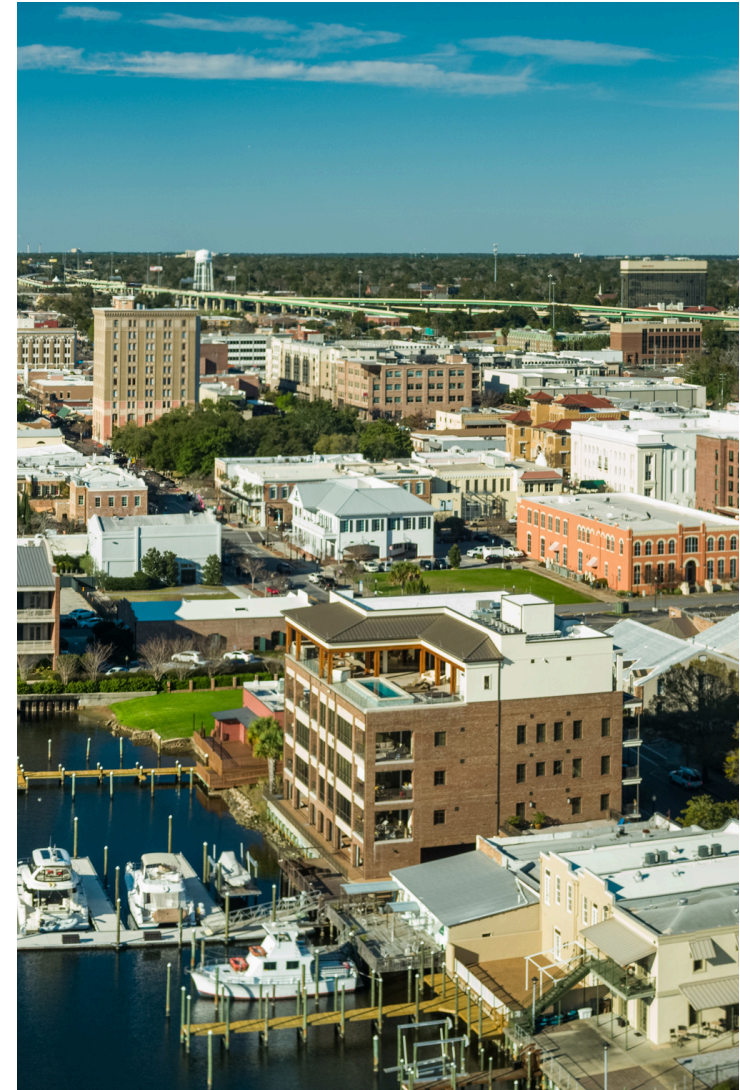
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PENSACOLA MARKET AREA SUMMARY

Pensacola serves as the economic and cultural hub of Northwest Florida, benefiting from a diversified regional economy and sustained public and private investment. The market is anchored by major employers across defense, financial services, healthcare, manufacturing, and education, creating a stable employment base that supports long-term real estate demand. Unlike many coastal markets driven primarily by tourism, Pensacola's balanced economic profile provides resilience across market cycles while continuing to attract new residents and businesses.

Recent years have seen significant large-scale investment that reinforces the market's growth trajectory. Navy Federal Credit Union continues to expand its Pensacola campus through additional office facilities, structured parking, and infrastructure improvements, underscoring long-term confidence in the region. Advanced manufacturing investment, including the expansion of GE Vernova in Escambia County, has strengthened Pensacola's role within the broader energy and industrial supply chain. These projects generate high-quality jobs and contribute to secondary demand for housing, retail, and professional services throughout the metro area.

Public infrastructure investment further supports Pensacola's long-term outlook. The ongoing expansion and modernization of Pensacola International Airport is increasing passenger capacity and improving regional connectivity, benefiting both tourism and business travel. Combined with direct access to Interstate 10, proximity to the Port of Pensacola, and Florida's business-friendly tax environment, Pensacola remains well positioned to capture continued in-migration from higher-cost markets. Strong quality of life fundamentals, relative affordability, and consistent population growth continue to support demand across commercial, mixed-use, and residential real estate assets.



CORDOVA PARK SUMMARY



The Cordova Park area represents one of Pensacola's most established commercial and institutional hubs, centered around the intersection of North 9th Avenue and Bayou Boulevard. This corridor functions as a primary retail and medical node for the city, drawing consistent daily traffic from surrounding residential neighborhoods as well as regional visitors. The area blends mature tree lined neighborhoods with a concentrated mix of shopping, healthcare, professional office, and service oriented uses.

Anchored by Cordova Mall and supported by major healthcare institutions such as Ascension Sacred Heart Hospital, the district benefits from a steady daytime population and strong consumer activity. National retailers, grocery options, restaurants, and essential services cluster along North 9th Avenue, reinforcing its role as one of Pensacola's most active commercial spines outside of downtown. The surrounding medical offices and professional parks further stabilize the market with long term tenancy and predictable occupancy patterns.

Accessibility is a defining advantage. The corridor provides convenient connectivity to Interstate 110, Pensacola International Airport, and downtown, while remaining embedded within established residential communities. This balance of regional access and neighborhood proximity supports sustained demand from both service providers and professional users.

Collectively, the Cordova Park submarket offers a durable commercial environment characterized by institutional anchors, strong traffic counts, and long standing investment patterns. Its central location and diverse mix of complementary uses position the area as a reliable and highly functional setting for long term commercial real estate investment.



FOR MORE INFORMATION:

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