

# BELLCORE

COMMERCIAL



PRIME COMMERCIAL CORNER | 7 ACRES ON W NINE MILE RD

1861 W NINE MILE ROAD, PENSACOLA, FL 32534



PROPERTY DESCRIPTION

1861 W Nine Mile Road offers a 7-acre commercial corner lot situated along one of Pensacola’s busiest retail and commuter routes. The property features approximately 390 feet of frontage on W Nine Mile Road, with traffic counts surpassing 31,500 vehicles daily, and approximately 800 feet of frontage on Waring Road, providing excellent visibility and multiple access points.

The site is zoned HC/LI (Heavy Commercial/Light Industrial), permitting a wide range of commercial and light industrial uses, including retail, service commercial, flex space, and contractor-related operations. Its corner configuration supports efficient site planning and flexible development potential, making it an exceptional opportunity for investors, developers, and owner-users seeking strong exposure and versatile commercial utility. The seller is willing to subdivide and sell the front 3 acres along W Nine Mile Road separately, providing an opportunity to acquire a smaller, high-visibility commercial tract without purchasing the entire 7-acre parcel.

PROPERTY HIGHLIGHTS

- Corner configuration supports flexible site planning
- Approximately 390 feet of frontage and 800 feet of depth
- Convenient access to major commercial corridors
- Strong visibility along major retail and commuter corridor
- Seller willing to subdivide the front 3 acres

OFFERING SUMMARY

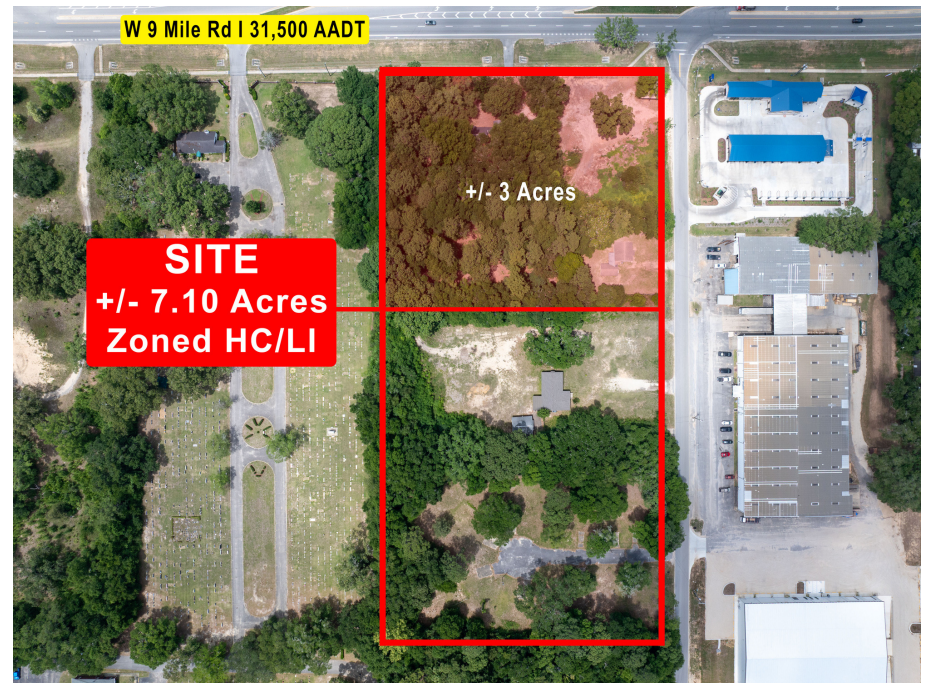
Sale Price:	\$4,800,000
Lot Size:	7.1 Acres
Zoning	Heavy Commercial Light Industrial
Property Type	Land
Traffic Count	31,500

# Escambia County HC/LI Zoning District

Purpose of the district: The heavy commercial and light industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the commercial district.

## Uses Permitted:

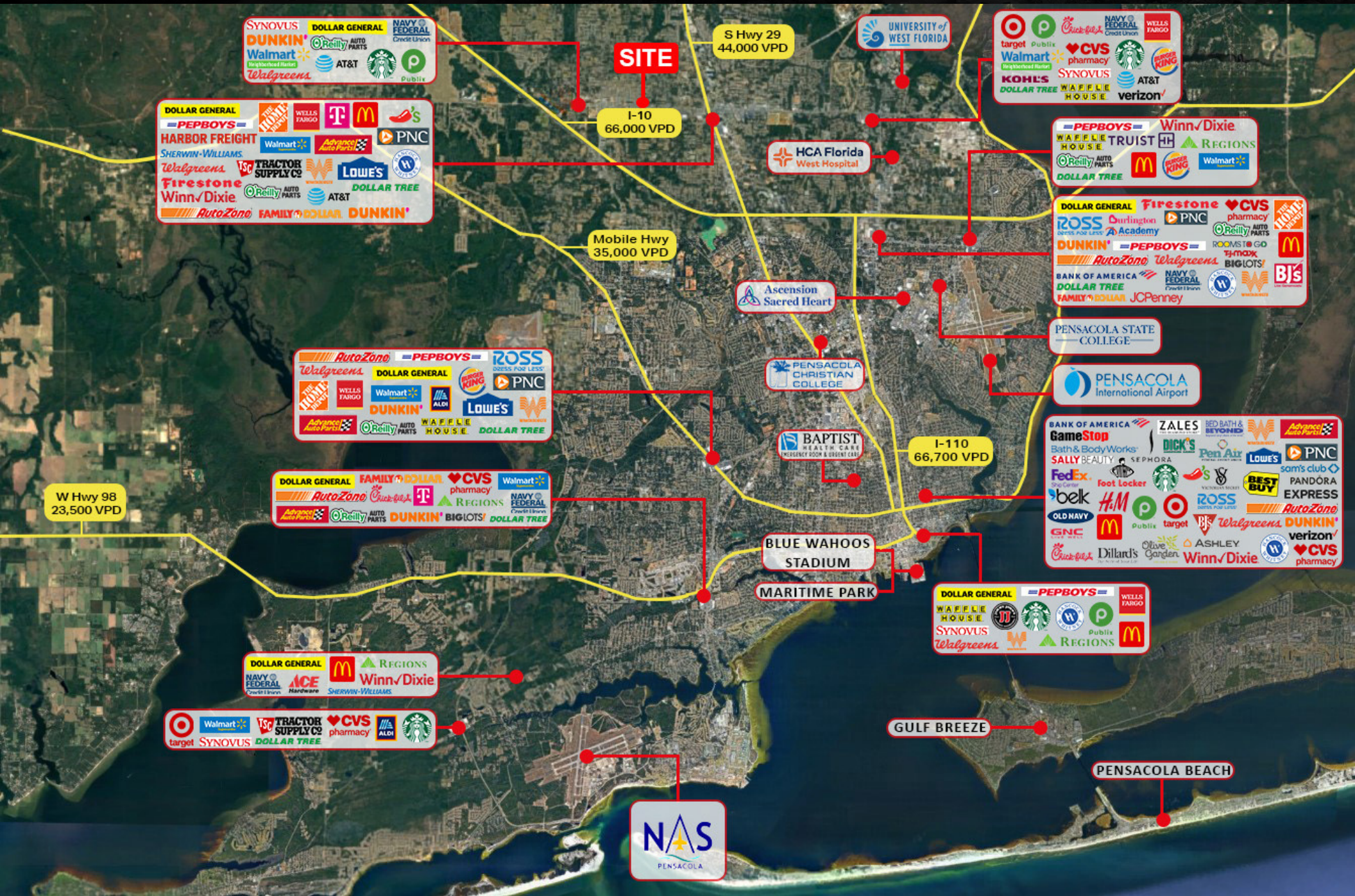
(1) Residential	Any residential uses outside of the industrial (I) future land use category, but if within the commercial (C) future land use category (and not the principal single-family dwelling on an existing lot of record), only as part of a predominantly commercial development; and excluding new or expanded manufactured (mobile) home parks & subdivisions.
(2) Retail Sales	Retail sales including medical marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, manufactured (mobile) homes.
(3) Retail Services	<ul style="list-style-type: none"> <li>• Car washes, automatic or manual, full service or self-serve.</li> <li>• Child care facilities.</li> <li>• Hotels, motels and all other public lodging, including boarding and rooming houses.</li> <li>• Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.</li> <li>• Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.</li> <li>• Rental of automobiles, trucks, utility trailers and recreational vehicles.</li> <li>• Repair services, including appliance, furniture, upholstery, jewelry, small engine, major motor vehicle/boat, but excluding outdoor work or storage.</li> <li>• Restaurants and brewpubs.</li> <li>• Taxi and limousine services.</li> </ul>
(4) Public and Civic	<ul style="list-style-type: none"> <li>• Broadcast stations with satellite dishes and antennas, including towers.</li> <li>• Cemeteries, including family cemeteries.</li> <li>• Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.</li> <li>• Educational facilities, including preschools, K-12, colleges, and vocational schools.</li> <li>• Emergency service facilities, including law enforcement, firefighting, and medical assistance.</li> <li>• Funeral establishments.</li> <li>• Homeless shelters.</li> <li>• Hospitals.</li> <li>• Offices for governmental agencies or public utilities.</li> <li>• Places of worship.</li> <li>• Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted.</li> </ul>
(5) Recreation & Entertainment	Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Commercial recreation facilities, including those for walking, hiking, bicycling, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Parks, with or without permanent restrooms or outdoor event lighting.
(6) Industrial	Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all within the confines of buildings and without adverse off-site impacts. Marinas, industrial. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA.
(7) Agricultural	Food produced primarily for personal consumption by the producer, but no farm animals. Nurseries and garden centers, including adjoining outdoor storage or display of plants. Veterinary clinics, excluding outside kennels.
(8) Other	<ul style="list-style-type: none"> <li>• Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.</li> <li>• Building or construction trades shops and warehouses, including on-site outside storage.</li> <li>• Bus leasing and rental facilities, not allowed within MU-S.</li> <li>• Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.</li> <li>• Outdoor adjacent display of plants by garden shops and nurseries.</li> <li>• Outdoor sales.</li> <li>• Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.</li> <li>• Parking garages and lots, commercial, not allowed within MU-S.</li> <li>• Sales and outdoor display of prefabricated storage sheds.</li> </ul>





LOCATION OVERVIEW

Located in the growing Ensley submarket, the property benefits from proximity to major retail corridors, residential growth, and regional employment centers, including the University of West Florida and HCA Florida West Hospital. The corridor continues to see sustained population growth and commercial expansion, supporting long-term development demand.





POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,555	15,139	33,130
Average Age	40.7	44.6	42.4
Average Age (Male)	40.3	43.2	40.9
Average Age (Female)	42.9	47.2	44.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,066	6,591	13,839
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$95,764	\$87,339	\$87,744
Average House Value	\$260,651	\$228,877	\$239,300

2023 American Community Survey (ACS)

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**PROFESSIONAL BACKGROUND**

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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**

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

**MEMBERSHIPS**

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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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.

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## 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.

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