



48,000 CPD. | .4209± AC. | HC/LI ZONING

PRIME PENSACOLA BLVD COMMERCIAL OPPORTUNITY

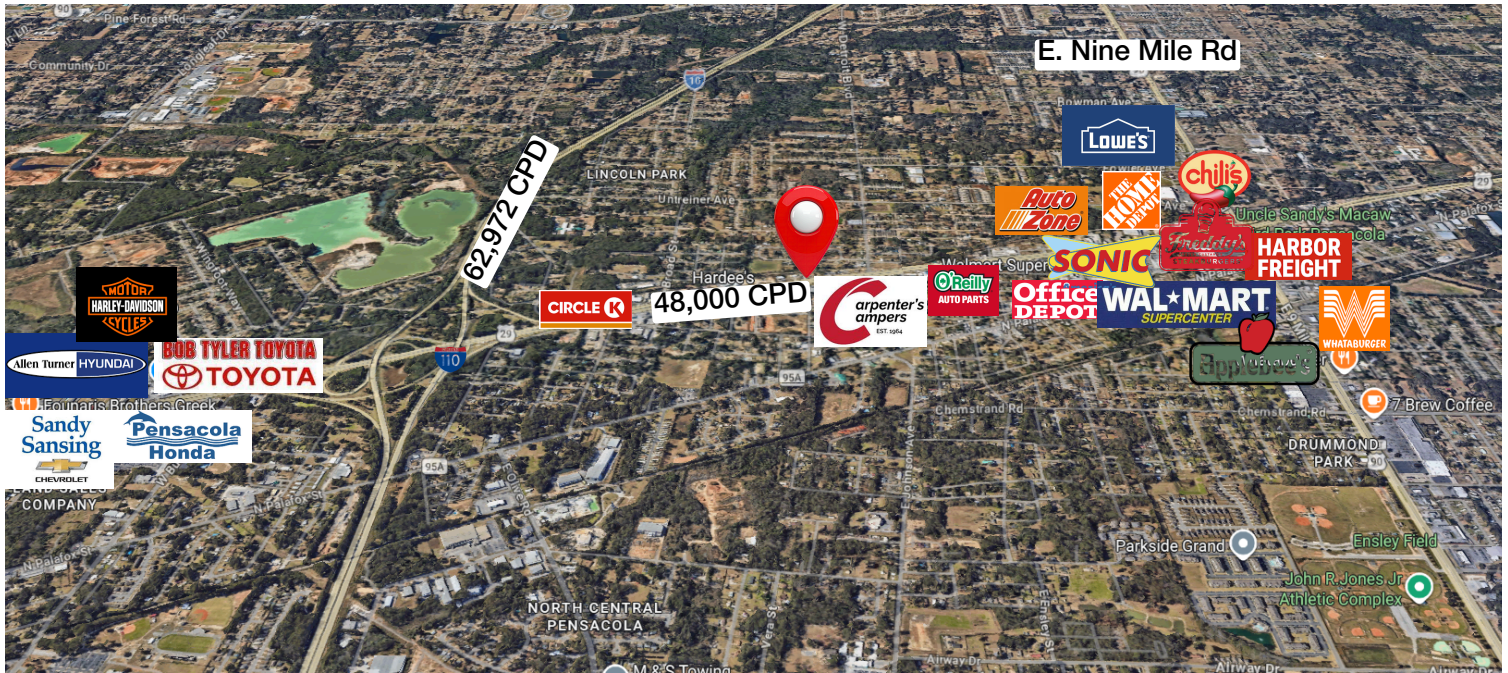
150' FRONTAGE | JUST NORTH OF CAR CITY

Strong 5-Mile Demographics with 128,831 residents, 130,481 daytime population, 67,915 employees, 5,311 businesses, and \$12.047B in total sales

FOR SALE \$525,000

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HIGH-VISIBILITY SITE WITH EXISTING OFFICE BUILDING | REDEVELOPMENT OR OWNER-USER POTENTIAL

8441 Pensacola Blvd presents an excellent opportunity to acquire a high-visibility commercial site in one of Pensacola’s most established business corridors. Located just north of Car City, this property includes a 1,449 SF modular office building situated on ±0.4209 acres with approximately 151.19 feet of frontage on Pensacola Blvd. With 48,000 cars per day (2025), immediate interstate proximity, and positioning among national and regional brands, the site offers the exposure, accessibility, and commercial presence sought by investors, developers, and owner-users alike.

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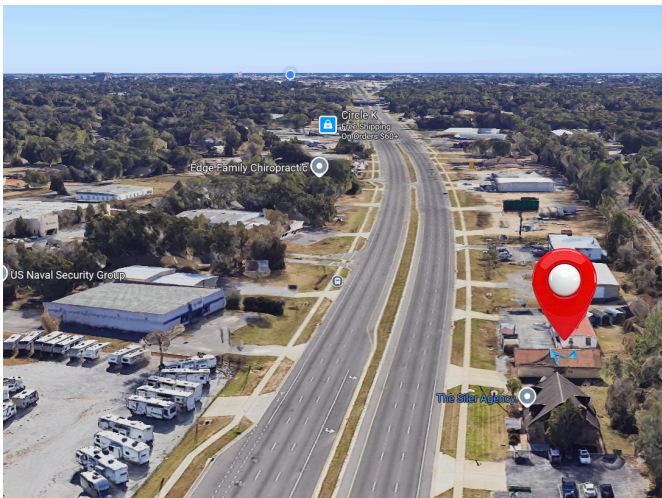
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Pensacola Blvd Frontage with Strong Access & Exposure



8441 Pensacola Blvd.

- 1,449 SF modular office building
- ±0.4209 AC parcel
- Approximately 151.19 feet of frontage on Pensacola Blvd
- Parcel dimensions: 151.19' x 129.44' x 150' x 109.53'
- 48,000 CPD (2025)
- Located just north of Car City
- Immediate access to Interstate 10
- Surrounded by national and regional brands
- Ideal for redevelopment, owner-user occupancy, or repositioning
- Strong corridor exposure along a major Pensacola commercial artery



The property is supported by strong five-mile demographics that reflect the depth and stability of the surrounding trade area. With a 2025 population of 128,831, daytime population of 130,481, 67,915 employees, and 5,311 businesses, the corridor benefits from a substantial built-in customer and workforce base. More than \$12.047 billion in total sales further underscores the area's consumer strength and commercial relevance, while projected population growth through 2030 adds long-term support for future business investment.

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