

PRICE DROP

# Marketplace Square

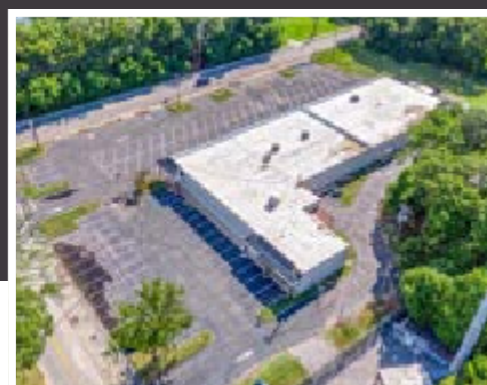
## 8.8% CAP Rate

New Price. Added Value.  
Investment Upside

6514 W. Jackson St.  
Pensacola, FL 32506



Renovated multi-tenant center including a new roof, updated electrical and plumbing, new HVAC systems, fresh exterior and interior finishes, upgraded signage, and a newly sealed and striped parking lot



6508 West Jackson Street | \$1,150,000 | \$60.81 PSF

**HIGHLIGHTS** 18,912 SF | 6-Unit Multi-Tenant Center | Zoned HCD

Previously offered at \$1,275,000, Marketplace Square has been adjusted to \$1,150,000, or approximately \$60.81 PSF.

This investment opportunity is offered at an approximate 8.8% cap rate based on the stated NOI. The sale also includes an adjacent vacant parcel, providing added value through potential future expansion, redevelopment, or additional income-producing use.

**Cameron Cauley**

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## HIGHLIGHTS

**Marketplace Square | New Price: \$1,150,000**

Now offered at approximately \$60.81 PSF, Marketplace Square presents an attractive investment opportunity with an estimated 8.8% cap rate based on stated NOI. The offering also includes an adjacent vacant parcel, adding long-term value through future expansion or development potential.

Marketplace Square | Income, Upside & Expansion Potential  
Price Improved Investment Opportunity with Adjacent Parcel Included

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\*\*Agent is a partial owner in property.