

BELLCORE
COMMERCIAL



1750 N PALAFOX STREET

1750 N PALAFOX ST, PENSACOLA, FL 32501



PROPERTY DESCRIPTION

Positioned in the heart of Pensacola, this approximately 2.129-acre property presents a compelling opportunity for redevelopment and investment. The site comprises a 1.3-acre main parcel improved with a former 1954 structure, along with two adjacent parcels totaling approximately 0.8 acres.

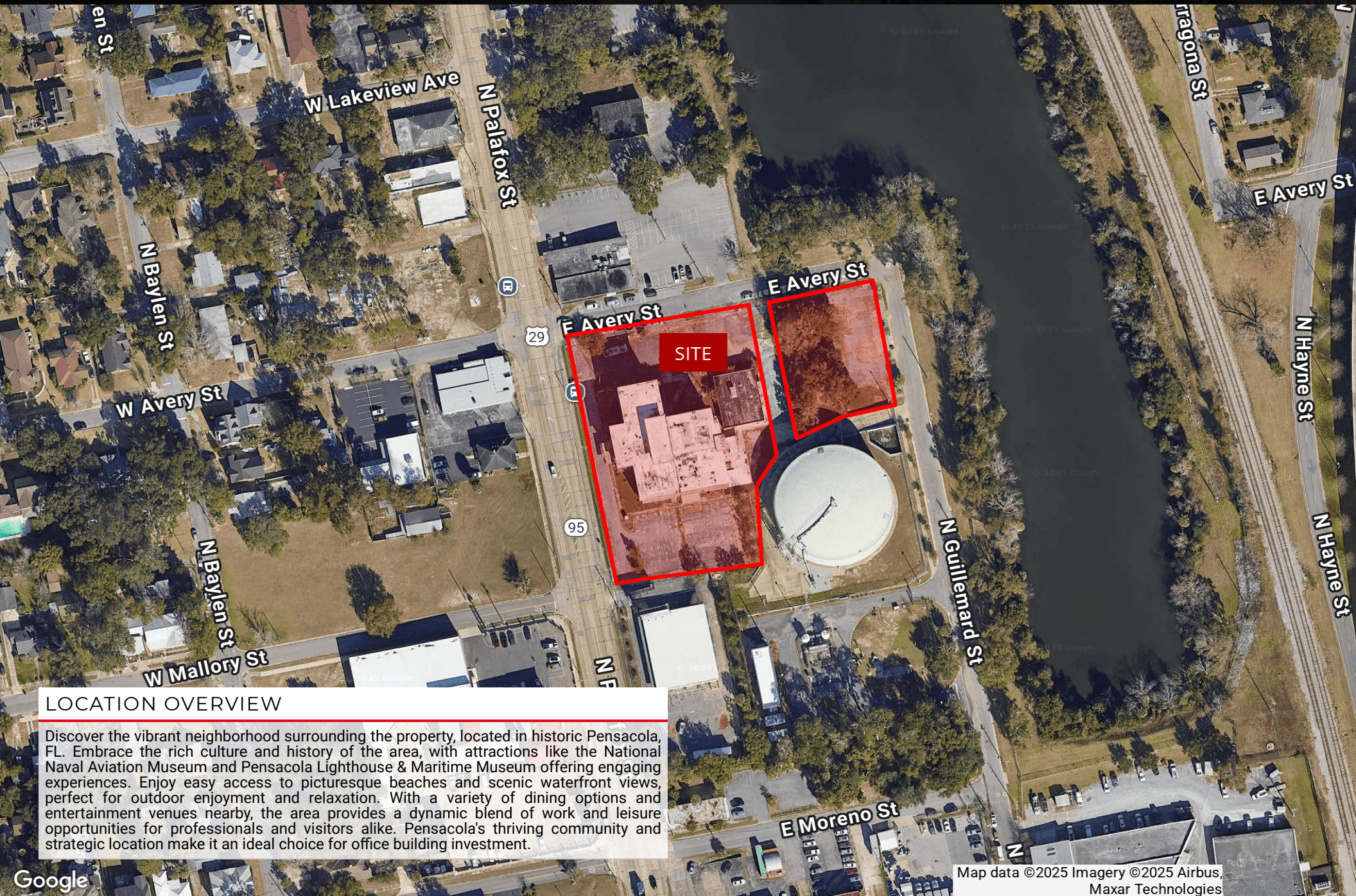
With its generous footprint, versatile zoning, and accessible location, the property offers investors and developers the flexibility to pursue a range of redevelopment or repositioning strategies. Newly improved pricing creates an attractive basis for investment, with strong potential to capitalize on the underlying land value and transform the site into a high-performing commercial asset.

PROPERTY HIGHLIGHTS

- New Price Improvement
- Three Parcels Totaling +/- 2.129 Acres
- C-3 Zoning Supporting a Range of Commercial Uses
- Prime Pensacola Location
- Strong Redevelopment & Investment Potential
- Land-Value Focused Opportunity

OFFERING SUMMARY

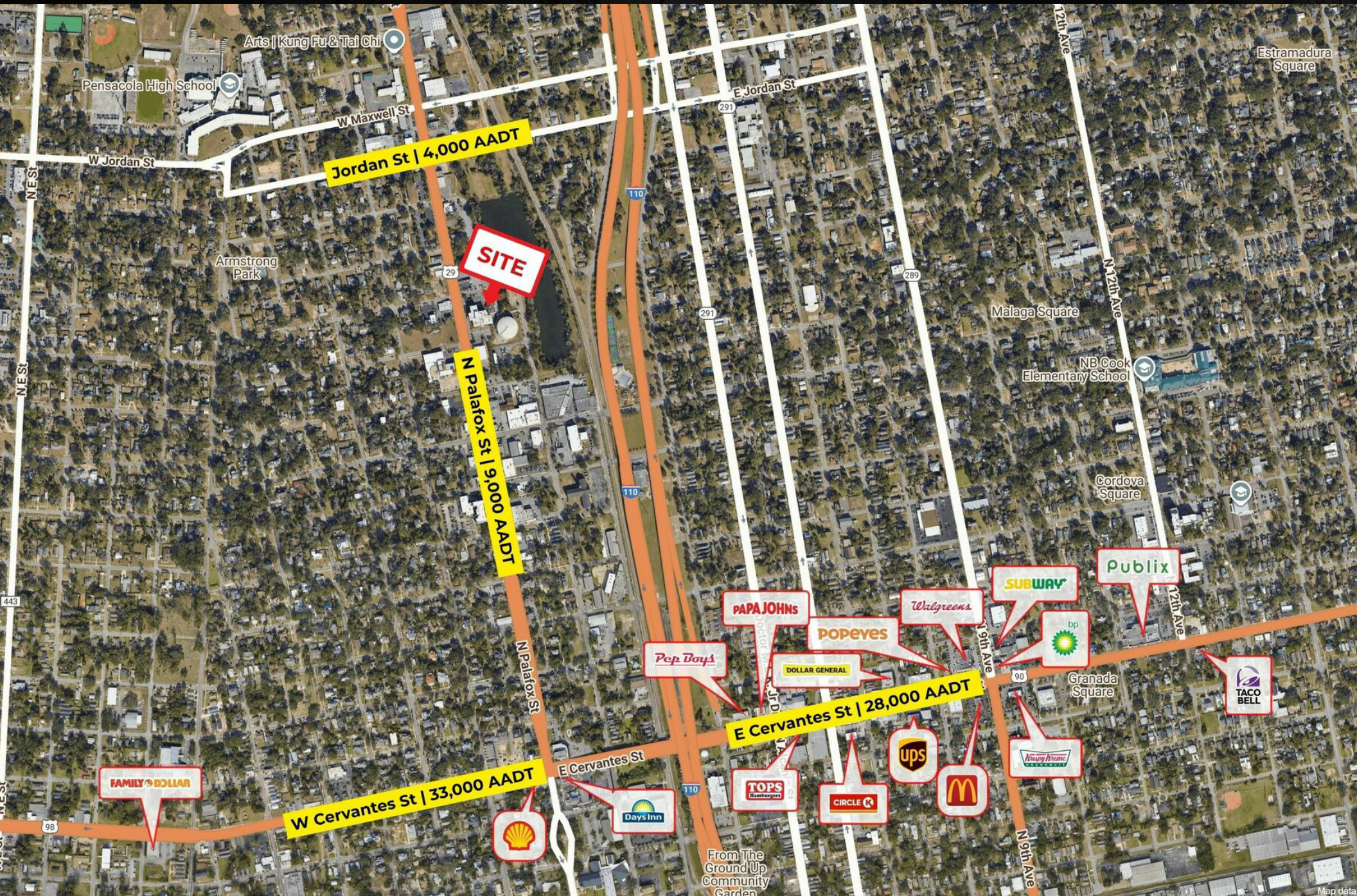
Sale Price:	\$899,000
Lot Size:	2.129 Acres
Zoning	C-3
Property Type	Land
Traffic Count	9,000



LOCATION OVERVIEW

Discover the vibrant neighborhood surrounding the property, located in historic Pensacola, FL. Embrace the rich culture and history of the area, with attractions like the National Naval Aviation Museum and Pensacola Lighthouse & Maritime Museum offering engaging experiences. Enjoy easy access to picturesque beaches and scenic waterfront views, perfect for outdoor enjoyment and relaxation. With a variety of dining options and entertainment venues nearby, the area provides a dynamic blend of work and leisure opportunities for professionals and visitors alike. Pensacola's thriving community and strategic location make it an ideal choice for office building investment.

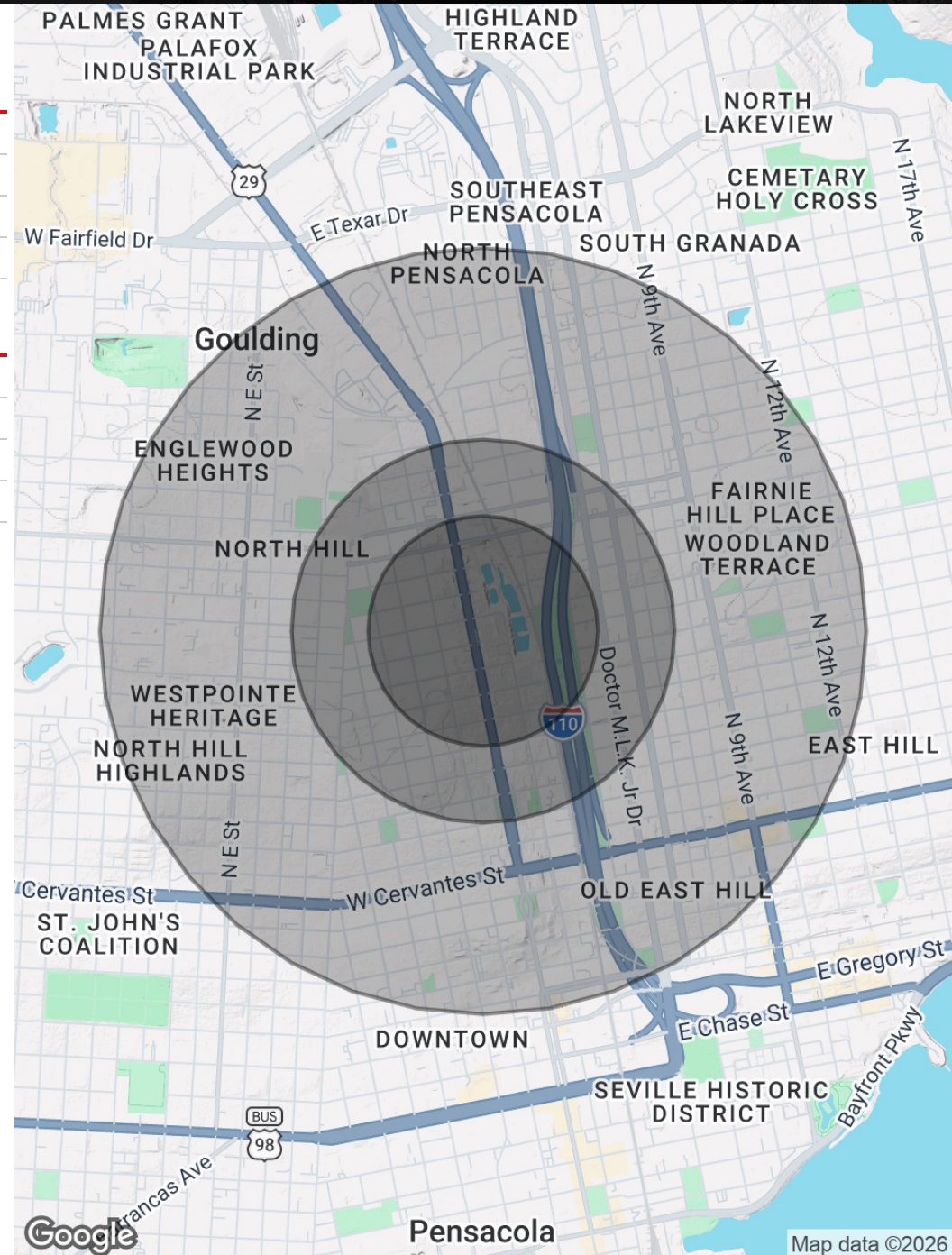
Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	537	2,086	8,283
Average Age	42	41	42
Average Age (Male)	40	39	40
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	820	3,426
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$100,717	\$85,452	\$70,339
Average House Value	\$421,504	\$389,455	\$361,732

2020 American Community Survey (ACS)





HARRY BELL JR.

Managing Broker

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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.

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

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.

Bellcore Commercial
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