



Mobile Hwy | 32,200 AADT

# COMMERCIAL LAND OPPORTUNITY

5454 MOBILE HWY, PENSACOLA, FL 32526





## PROPERTY OVERVIEW

Excellent opportunity to purchase +/- .9 Acres of vacant commercial land in Pensacola, FL. The property has 220 feet of frontage along Mobile Hwy, which experiences over 32,200 vehicles per day. The property is zoned COM and can be subdivided at closing. The site is located just North of the brand new Aldi grocery store and the highly trafficked retail trade area in the West Pensacola sub-market. The site is near the Pensacola Naval Air Station and several national retailers and restaurants. Nearby retailers and restaurants include Publix, Walgreens, Walmart, Lowe's, Home Depot, Office Depot, Dollar Tree, O'Reilly, Discount Tires, McDonalds, Arby's, Taco Bell, and many others.

## PROPERTY HIGHLIGHTS

- Excellent commercial development site
- Prime location along the highly trafficked Mobile Hwy (32,200 AADT)
- Approximately 220 ft of frontage

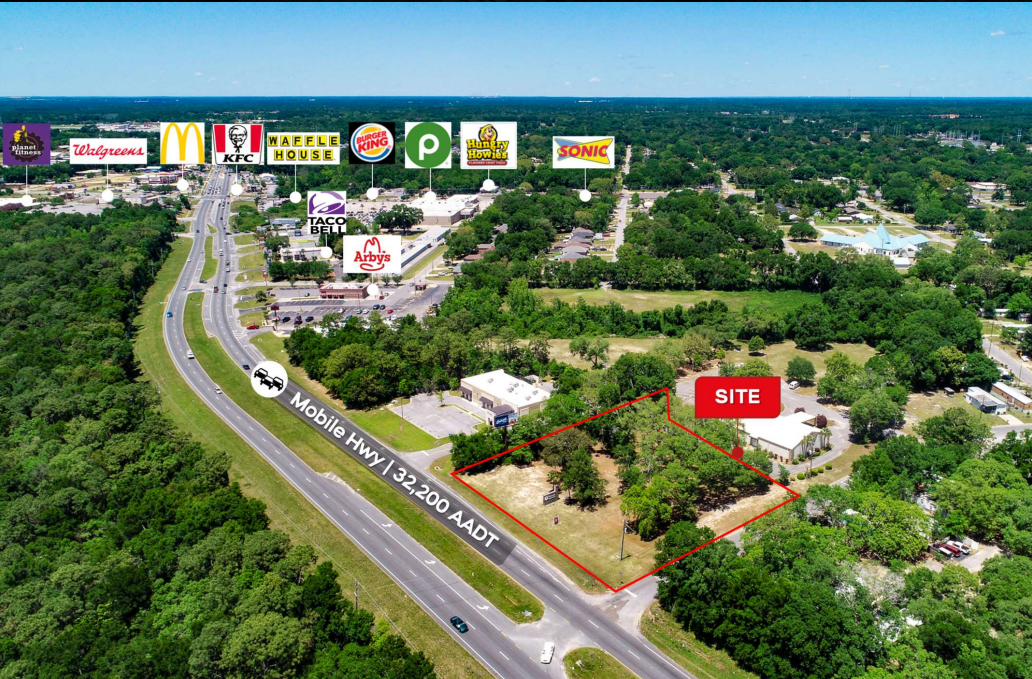
## LOCATION DESCRIPTION

Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The booming economy and tourism has fueled the housing and retail demand in Pensacola over recent years. The property is just West of the core retail trade area, airport, hospital, and University of West Florida. The site is also located just 15 minutes from Downtown Pensacola and 30 minutes from the beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.

## OFFERING SUMMARY

Sale Price	\$349,000
Lot Size	0.9 Acres
APN	132S302302006001
Zoning	COM
Property Type	Vacant Land
Traffic Count	32,200







## PENSACOLA, FL

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## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups

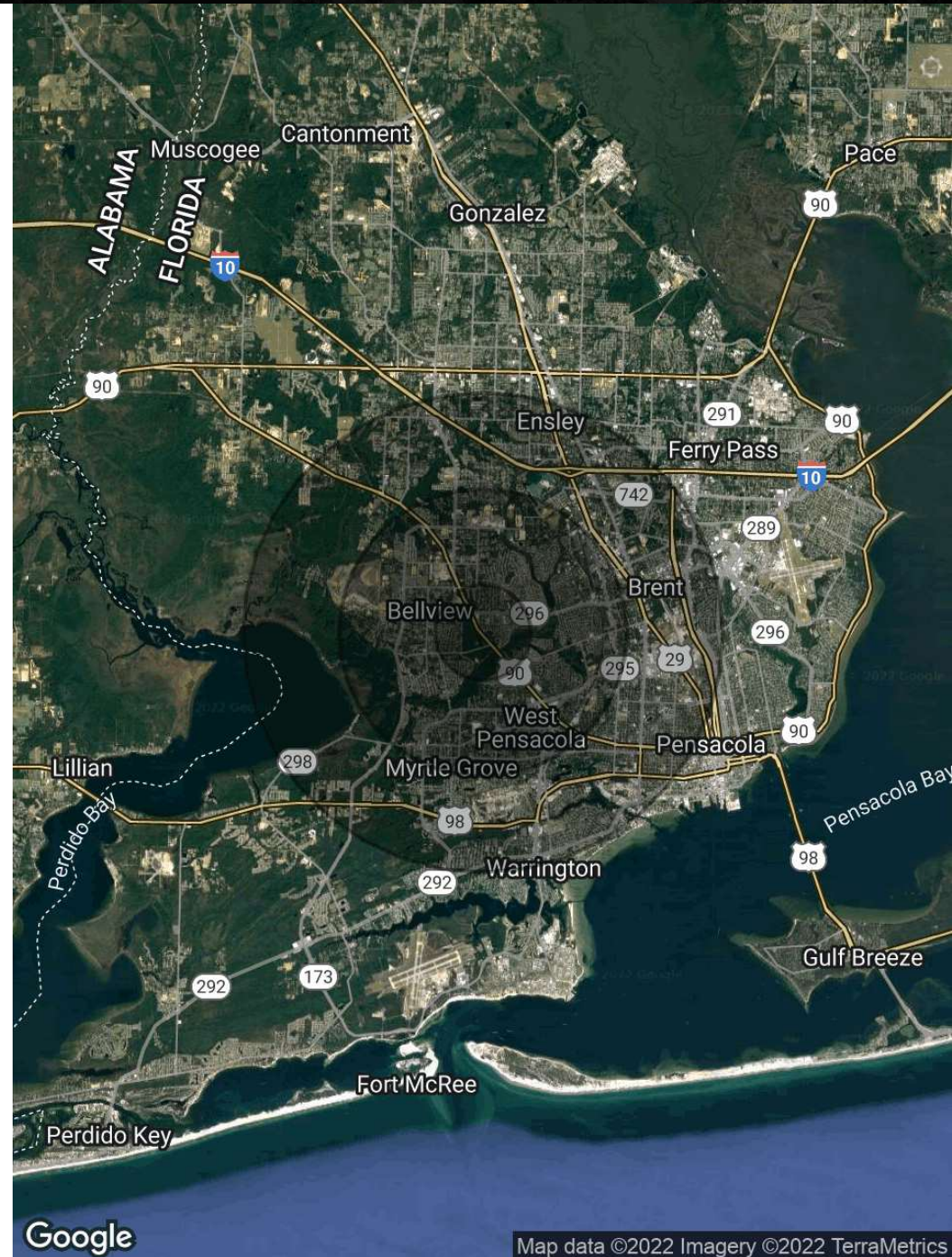
Lat/Lon: 30.4554/-87.2961

5454 Mobile Hwy Pensacola, FL 32526	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	7,189	62,216	136,915
2026 Projected Population	7,597	65,570	144,135
2020 Census Population	7,267	62,152	137,853
2010 Census Population	6,699	59,204	129,179
Projected Annual Growth 2021 to 2026	1.1%	1.1%	1.1%
Historical Annual Growth 2010 to 2021	0.7%	0.5%	0.5%
2021 Median Age	37.2	37.2	36.7
<b>Households</b>			
2021 Estimated Households	2,837	24,540	52,792
2026 Projected Households	2,906	25,094	54,065
2020 Census Households	2,874	24,452	53,179
2010 Census Households	2,602	22,927	49,112
Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	0.8%	0.6%	0.7%
<b>Race and Ethnicity</b>			
2021 Estimated White	62.1%	55.7%	49.5%
2021 Estimated Black or African American	19.8%	28.0%	31.1%
2021 Estimated Asian or Pacific Islander	4.6%	4.3%	6.8%
2021 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2021 Estimated Other Races	12.7%	11.3%	11.9%
2021 Estimated Hispanic	7.0%	6.5%	7.2%
<b>Income</b>			
2021 Estimated Average Household Income	\$56,518	\$57,267	\$55,486
2021 Estimated Median Household Income	\$52,643	\$51,235	\$47,930
2021 Estimated Per Capita Income	\$22,322	\$22,760	\$22,089
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.3%	3.0%
2021 Estimated Some High School (Grade Level 9 to 11)	7.5%	8.6%	8.9%
2021 Estimated High School Graduate	31.3%	32.5%	31.9%
2021 Estimated Some College	23.5%	24.3%	24.3%
2021 Estimated Associates Degree Only	16.4%	14.3%	13.4%
2021 Estimated Bachelors Degree Only	14.4%	12.8%	12.2%
2021 Estimated Graduate Degree	4.6%	5.2%	6.1%
<b>Business</b>			
2021 Estimated Total Businesses	228	2,165	5,705
2021 Estimated Total Employees	1,182	16,584	57,621
2021 Estimated Employee Population per Business	5.2	7.7	10.1
2021 Estimated Residential Population per Business	31.6	28.7	24.0

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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**HARRY BELL JR.**

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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.

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