

# BELLCORE

COMMERCIAL



HOME DEPOT ANCHORED GROUND LEASE OR BTS OPPORTUNITY

5209 N DAVIS HWY, PENSACOLA, FL 32503





## PROPERTY OVERVIEW

Prime ground lease or build to suit opportunity in the core retail corridor of Pensacola, FL. Located directly in front of Home Depot, the +/-1.61 acre property is excellent for a variety of users. The property is zoned HC/LI (Heavy Commercial Light Industrial) and is along N Davis Hwy (29,000 VPD). Adjacent to the site is a West Marine, Discount Tires, Tidal Wave Auto Spa, and Raceway. Located in a highly sought-after area, it is within minutes of the retail trade area, Pensacola International Airport, Cordova Mall, Sacred Heart Hospital, local schools, and the new \$636M Baptist Hospital. The +/-57 acre Baptist Hospital has become a huge economic driver in the area by creating thousands of jobs and investing in the local economy. There is easy access to I-110 (67,500 VPD) and I-10 (77,400 VPD) just 10 minutes from the site. Nearby national retailers include Publix, Target, Lowe's, Dicks Sporting Goods, Hobby Lobby, Big Lots, Walmart, Winn Dixie, Dollar Tree, CVS, Walgreens, Starbucks, and many more.

## PROPERTY HIGHLIGHTS

- Excellent +/-1.61 acre ground lease or build to suit opportunity
- Great visibility from I-110 (67,500 VPD)
- Located at the highly trafficked intersection of N Davis Hwy (29,000 VPD) & Brent Lane (66,400 VPD)
- Within 10 minutes of the new \$636M Baptist Hospital, Pensacola Christian College, Pensacola International Airport, and Cordova Mall

## LOCATION OVERVIEW

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 strong economy and tourism has fueled the housing and retail demand in Pensacola over recent years. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located approximately 25 minutes from the site. Also, Whiting Field Naval Base is approximately 35 minutes from the site. The property is in close proximity to the core retail trade area, airport, hospital, Pensacola State College, University of West Florida, and the beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.

## OFFERING SUMMARY

|               |                   |
|---------------|-------------------|
| Lot Size      | +/- 1.61 Acres    |
| APN           | 481S302110000003  |
| Zoning        | HC/LI   FLU: MU-U |
| Property Type | Commercial Land   |
| Traffic Count | 29,000            |
| Market        | Pensacola         |

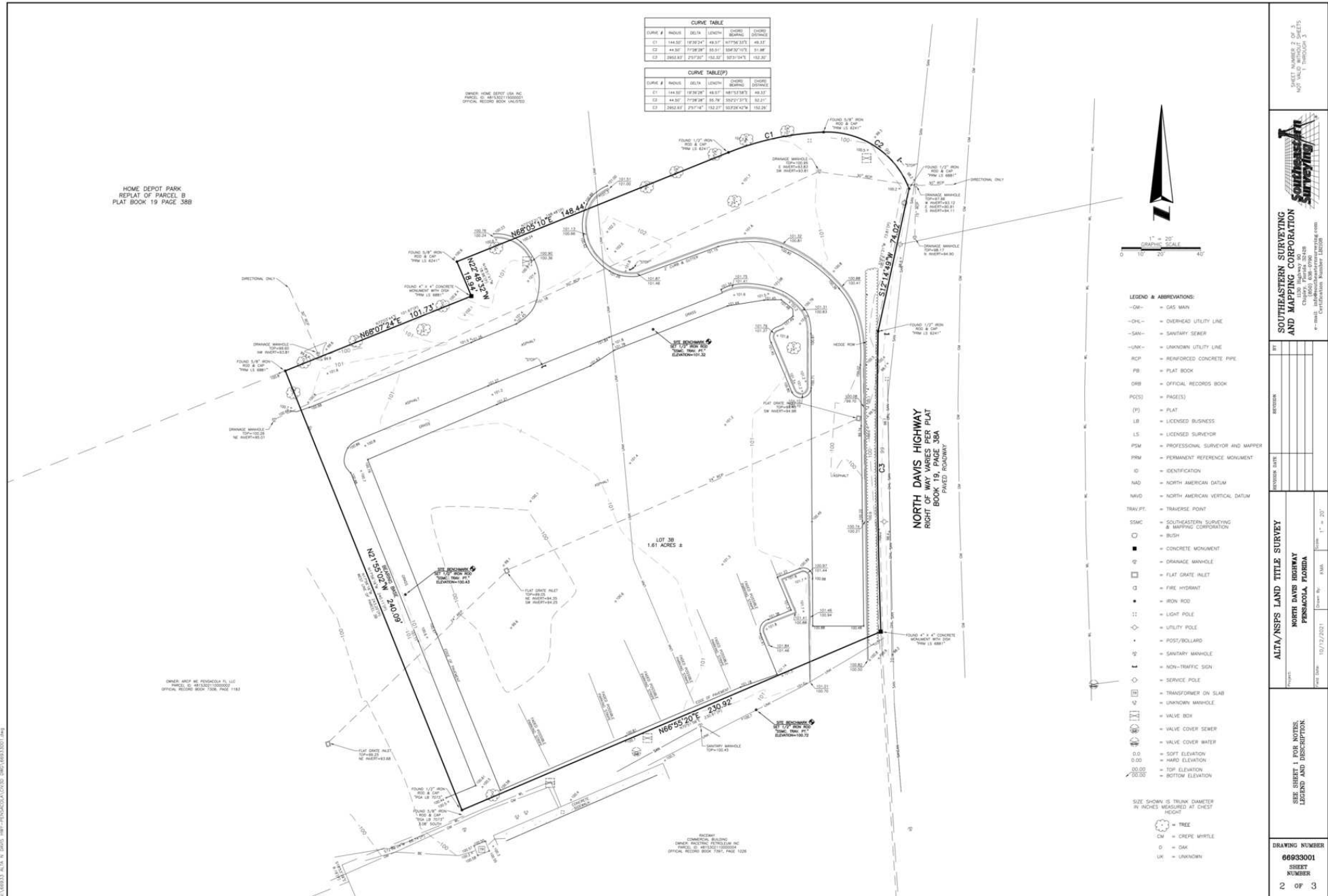




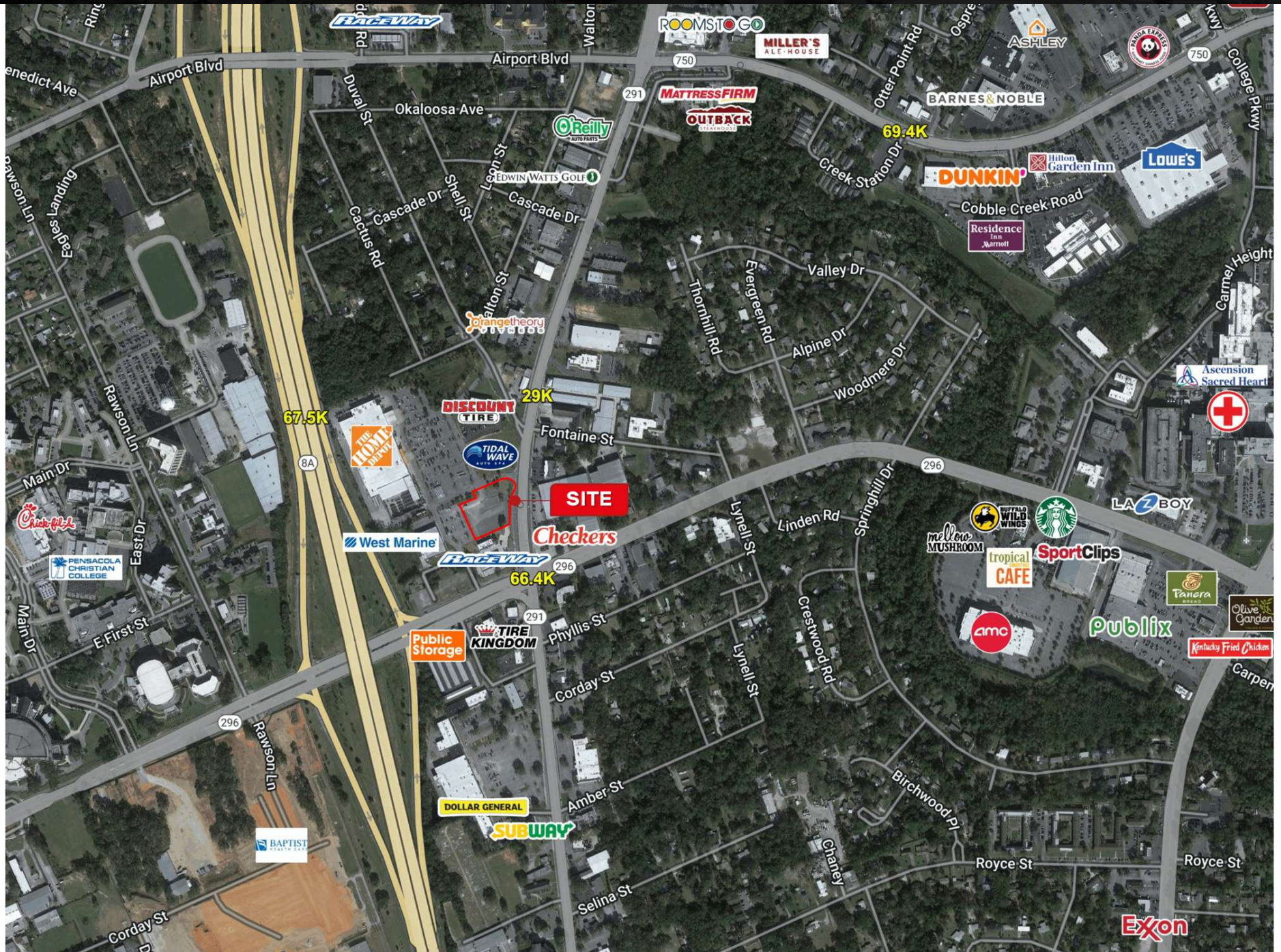








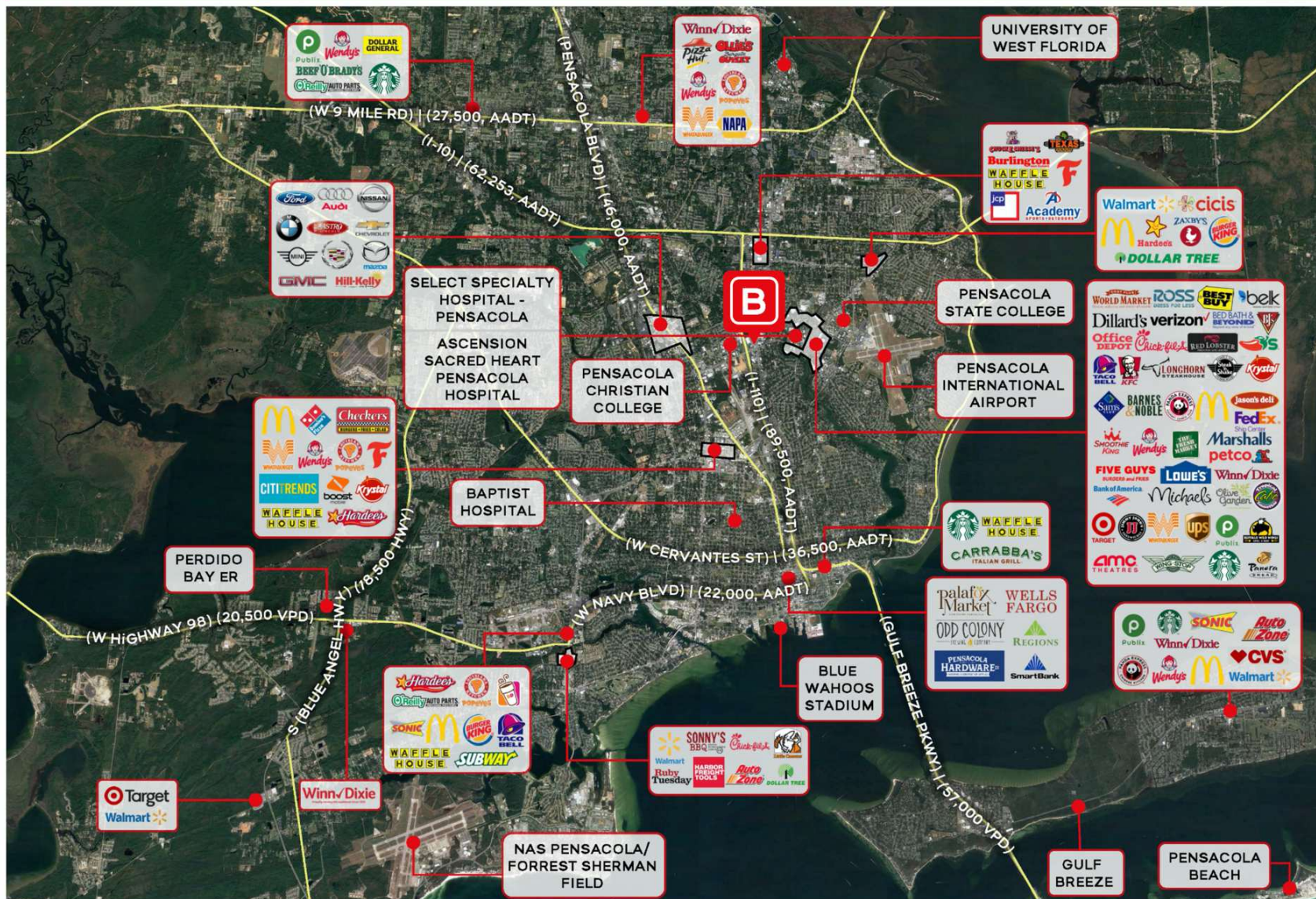






# PENSACOLA, FL

**BELLCORE**  
COMMERCIAL





### Summary Profile

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

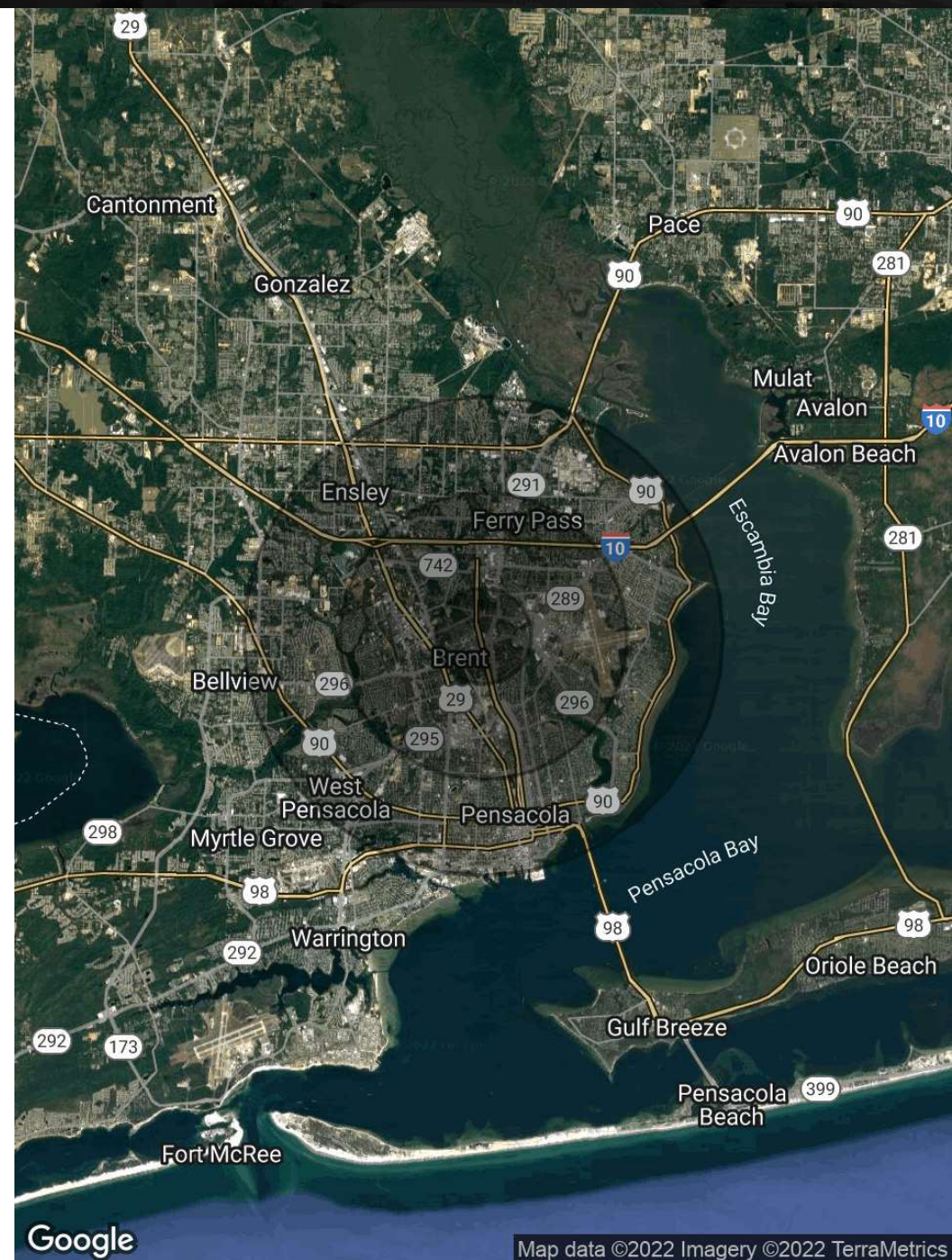
Lat/Lon: 30.4744/-87.2261

| N Davis Hwy<br>Pensacola, FL 32503                    | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2021 Estimated Population                             | 9,324          | 62,546         | 161,723        |
| 2026 Projected Population                             | 9,614          | 65,602         | 170,508        |
| 2020 Census Population                                | 9,240          | 62,428         | 161,192        |
| 2010 Census Population                                | 8,155          | 60,022         | 152,233        |
| Projected Annual Growth 2021 to 2026                  | 0.6%           | 1.0%           | 1.1%           |
| Historical Annual Growth 2010 to 2021                 | 1.3%           | 0.4%           | 0.6%           |
| 2021 Median Age                                       | 29.6           | 37.0           | 39.4           |
| <b>Households</b>                                     |                |                |                |
| 2021 Estimated Households                             | 2,320          | 24,155         | 67,308         |
| 2026 Projected Households                             | 2,374          | 24,684         | 68,984         |
| 2020 Census Households                                | 2,292          | 24,100         | 67,085         |
| 2010 Census Households                                | 2,160          | 23,023         | 62,427         |
| Projected Annual Growth 2021 to 2026                  | 0.5%           | 0.4%           | 0.5%           |
| Historical Annual Growth 2010 to 2021                 | 0.7%           | 0.4%           | 0.7%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2021 Estimated White                                  | 34.9%          | 48.9%          | 56.1%          |
| 2021 Estimated Black or African American              | 14.2%          | 32.5%          | 27.9%          |
| 2021 Estimated Asian or Pacific Islander              | 44.7%          | 9.1%           | 5.5%           |
| 2021 Estimated American Indian or Native Alaskan      | 0.3%           | 0.5%           | 0.6%           |
| 2021 Estimated Other Races                            | 6.0%           | 9.0%           | 9.9%           |
| 2021 Estimated Hispanic                               | 5.2%           | 6.8%           | 7.2%           |
| <b>Income</b>   |                |                |                |
| 2021 Estimated Average Household Income               | \$53,584       | \$61,031       | \$63,633       |
| 2021 Estimated Median Household Income                | \$48,188       | \$48,979       | \$53,274       |
| 2021 Estimated Per Capita Income                      | \$14,721       | \$24,212       | \$26,870       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2021 Estimated Elementary (Grade Level 0 to 8)        | 1.2%           | 3.3%           | 2.7%           |
| 2021 Estimated Some High School (Grade Level 9 to 11) | 5.6%           | 9.1%           | 7.3%           |
| 2021 Estimated High School Graduate                   | 29.0%          | 30.3%          | 27.6%          |
| 2021 Estimated Some College                           | 24.5%          | 22.8%          | 22.6%          |
| 2021 Estimated Associates Degree Only                 | 9.5%           | 10.7%          | 12.0%          |
| 2021 Estimated Bachelors Degree Only                  | 16.2%          | 14.1%          | 17.0%          |
| 2021 Estimated Graduate Degree                        | 14.0%          | 9.8%           | 10.8%          |
| <b>Business</b>                                       |                |                |                |
| 2021 Estimated Total Businesses                       | 599            | 4,631          | 10,429         |
| 2021 Estimated Total Employees                        | 7,938          | 51,019         | 103,319        |
| 2021 Estimated Employee Population per Business       | 13.3           | 11.0           | 9.9            |
| 2021 Estimated Residential Population per Business    | 15.6           | 13.5           | 15.5           |

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1

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

page 1 of 1







HARRY BELL JR.

Managing Broker

harry@bellcorecommercial.com  
Direct: 850.977.6991

FL #BK3026917 // AL #000078384-1

## 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.

Bellcore Commercial  
17 W Cedar Street  
Pensacola, FL 32502  
850.434.3434