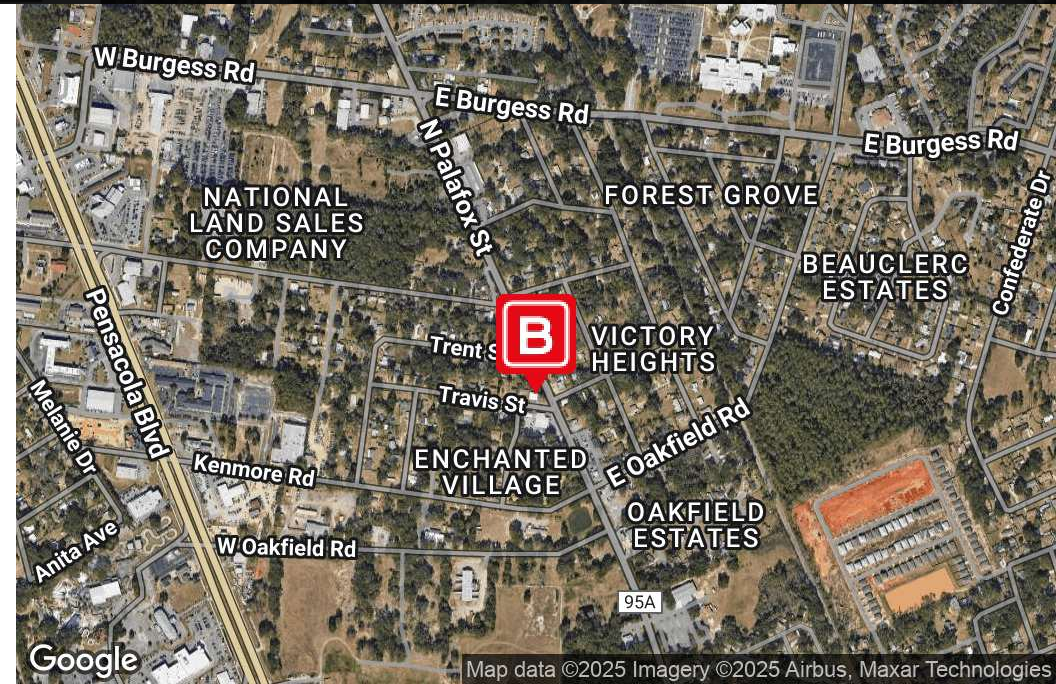


BELLCORE
COMMERCIAL



RENOVATED, TURNKEY OFFICE/LAB SPACE NEAR HIGHWAY 29

6851 NORTH PALAFOX STREET, PENSACOLA, FL 32503



PROPERTY DESCRIPTION

6851 North Palafox Street offers a flexible 3,029-square-foot building featuring a combination of office and lab/shop space, ideally positioned on a 0.2682-acre corner lot with 150 feet of frontage on Palafox Street and 134 feet on Travis Street. The property was recently renovated and features a new roof (installed in 2025) and fresh exterior paint. A 6' x 7' roll-up door has been added for easy access to the shop/lab area.

The site is fully fenced for secure outdoor storage or equipment use and zoned High Density Mixed-Use (HDMU), offering flexibility for a range of commercial users. Conveniently located near Highway 29, this property is well-suited for businesses requiring both office and light industrial capabilities.

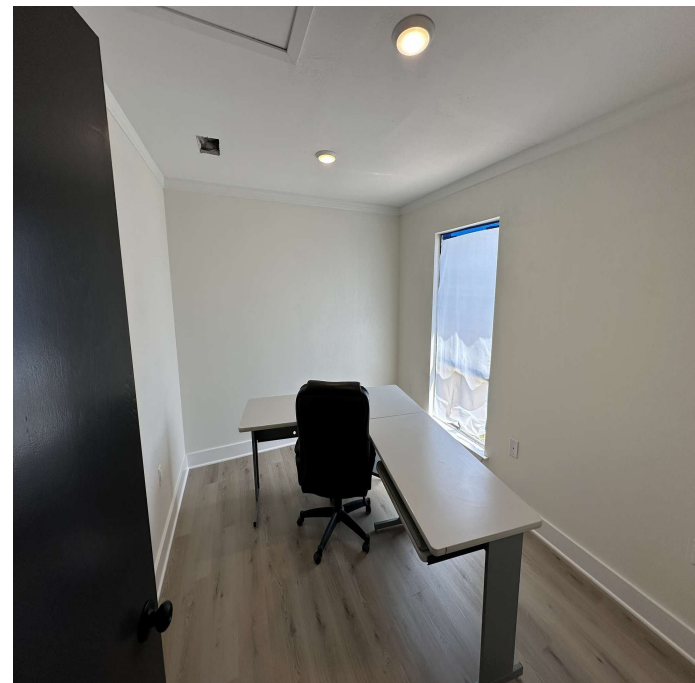
PROPERTY HIGHLIGHTS

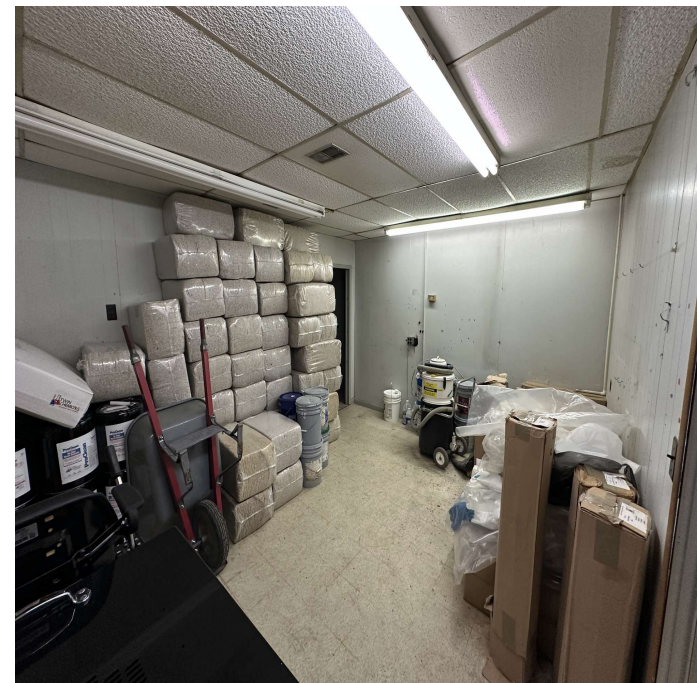
- 6'x7' roll-up door added to warehouse
- Built in 1988, renovated in 2025
- Zoned HDMU

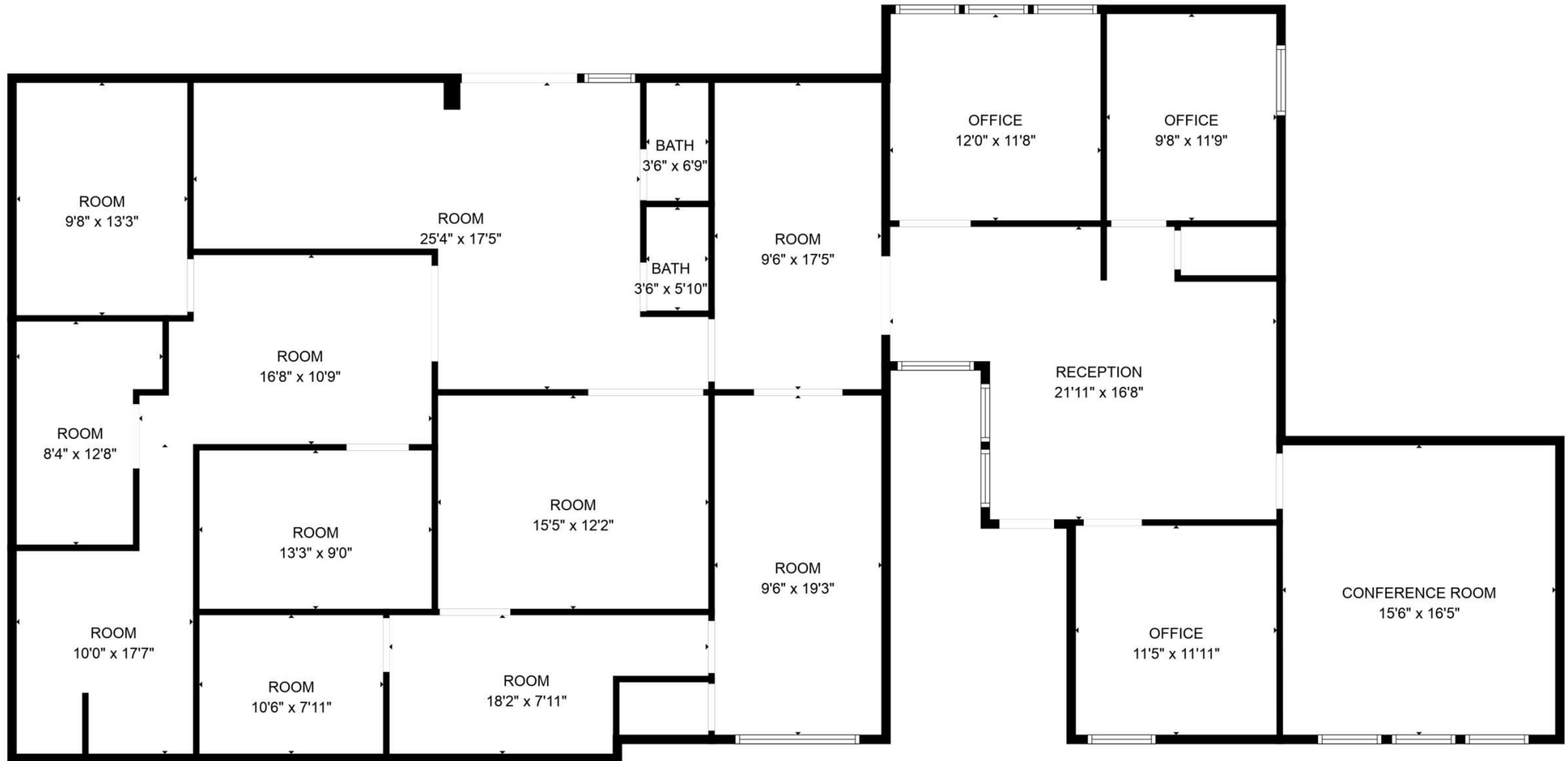
OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	0.268 Acres
Building Size:	3,029 SF
Zoning	HDMU
Property Type	Office
Traffic Count	14,800













POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	393	1,205	5,215
Average Age	41	40	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	504	2,152
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$51,201	\$53,340	\$63,554
Average House Value	\$146,258	\$160,190	\$209,791

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor 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.

Rob 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, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing 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

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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