

# BELLCORE

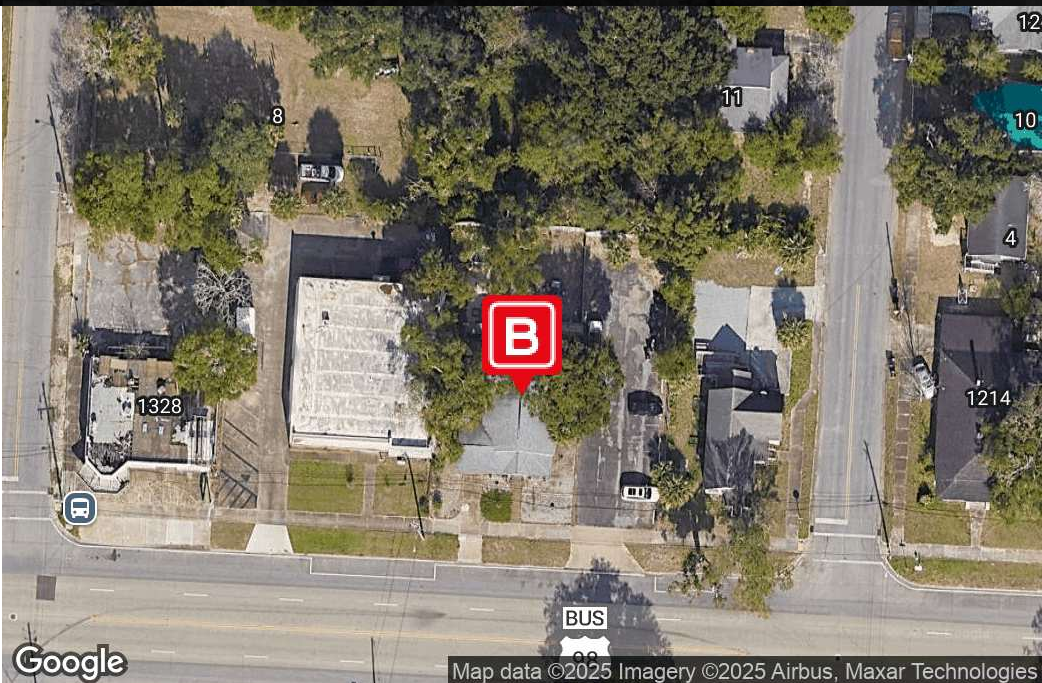
COMMERCIAL



FLEXIBLE OFFICE SPACE IN C-1 ZONING WITH PARKING

1304 W GARDEN ST, PENSACOLA, FL 32502





PROPERTY DESCRIPTION

Discover the potential of 1304 W Garden St, Pensacola, FL — a 1,319 SF freestanding office building that seamlessly combines historic charm with modern functionality. Built in 1930 and zoned C-1, this versatile property is perfect for various professional services, office users, or boutique businesses looking for a high-visibility location. Situated on a prominent corridor near downtown Pensacola, the property provides excellent accessibility and exposure. Ample on-site parking is available next to the building, a rare convenience in this area. Whether you're an investor or owner-user, this represents a unique opportunity to acquire a well-located asset with long-term potential.

PROPERTY HIGHLIGHTS

- Zoned C-1 – ideal for office or professional service use
- Prime location near downtown Pensacola
- Excellent visibility and accessibility along W Garden St
- Ample on-site parking located on the side of the building

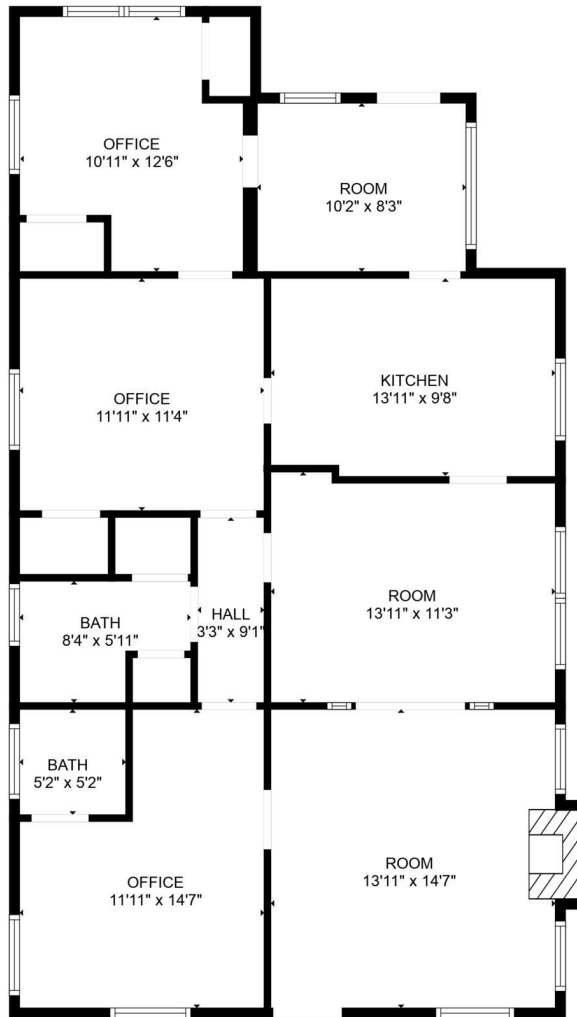
OFFERING SUMMARY

Sale Price:	\$349,000
Lease Rate:	\$3,000.00 per month (MG)
Lot Size:	0.284 Acres
Building Size:	1,319 SF
Zoning	C-1
Property Type	Office
Traffic Count	14,700









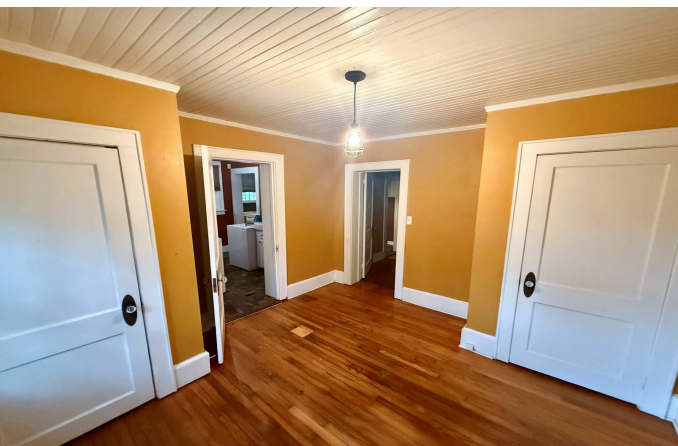
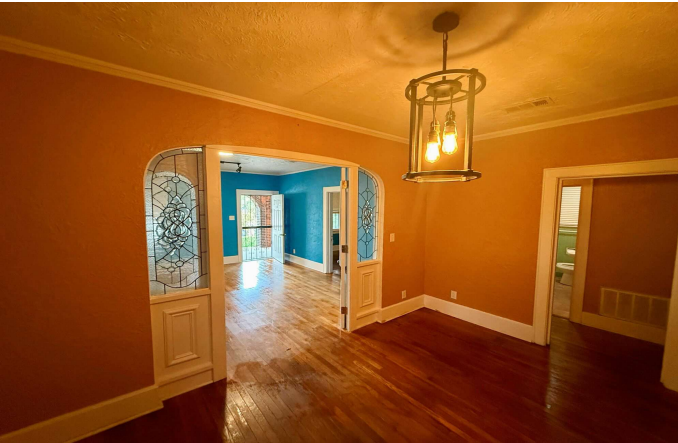
## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,319 SF	Lease Rate:	\$3,000.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	1,319 SF	Modified Gross	\$3,000 per month	-









Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies





POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,150	7,385	14,578
Average Age	44	43	43
Average Age (Male)	43	41	41
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,062	3,510	6,584
# of Persons per HH	2	2.1	2.2
Average HH Income	\$64,549	\$59,409	\$64,690
Average House Value	\$309,464	\$309,289	\$308,114

Demographics data derived from AlphaMap

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

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FL #SL698346

**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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