



12TH AVENUE COMMERCIAL OPPORTUNITY | PENSACOLA, FL

3400 N 12TH AVE, PENSACOLA, FL 32503





PROPERTY DESCRIPTION

Positioned on a prominent corner in Pensacola, this 1,544 SF commercial building on 0.435 acres offers outstanding visibility and 162 feet of frontage along busy N 12th Avenue (6,700 AADT). Zoned C-3, this flexible space accommodates a variety of commercial uses, including retail, office, and service-oriented businesses. The property benefits from a prime location near downtown Pensacola, providing easy access to Cordova Mall, Ascension Sacred Heart Hospital, Pensacola International Airport, the University of West Florida, and a wide range of shopping, dining, and entertainment venues. Please note that an access easement is in place for the existing cell tower (BTS) on the site.

PROPERTY HIGHLIGHTS

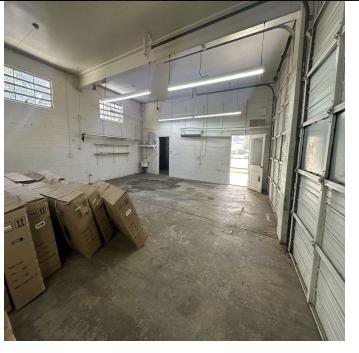
- Zoned C-3 for flexible commercial uses (retail, office, service)
- Prime corner location at N 12th Ave and Texar Dr
- Near downtown Pensacola, Cordova Mall, Hospitals, and Pensacola International Airport

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	0.435 Acres
Building Size:	1,544 SF
Zoning	C-3
Property Type	Industrial
Traffic Count	6,700









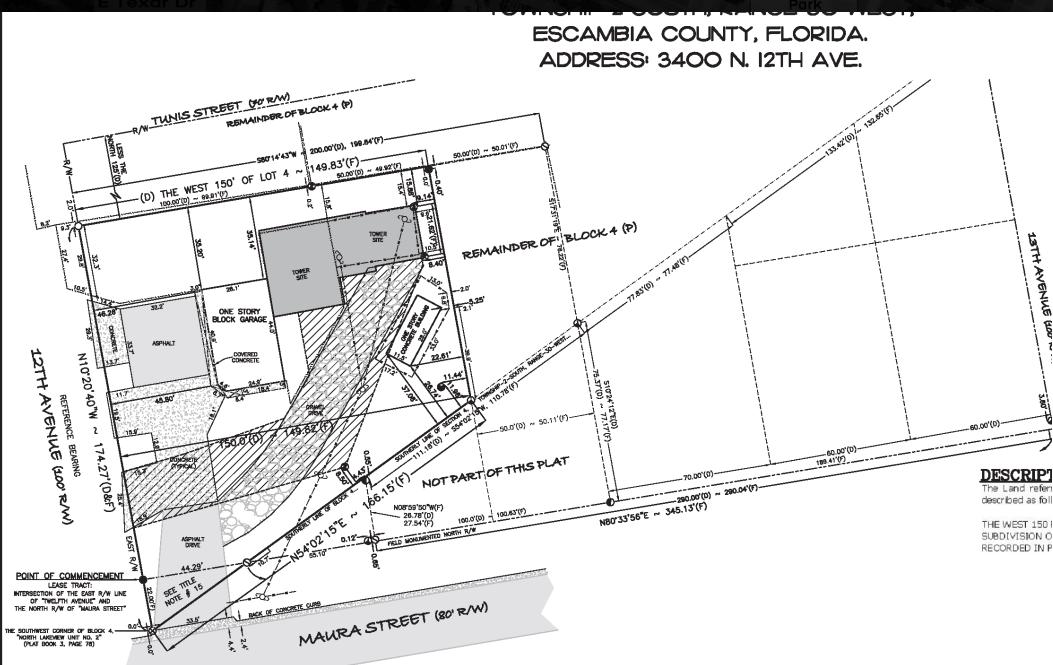


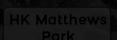




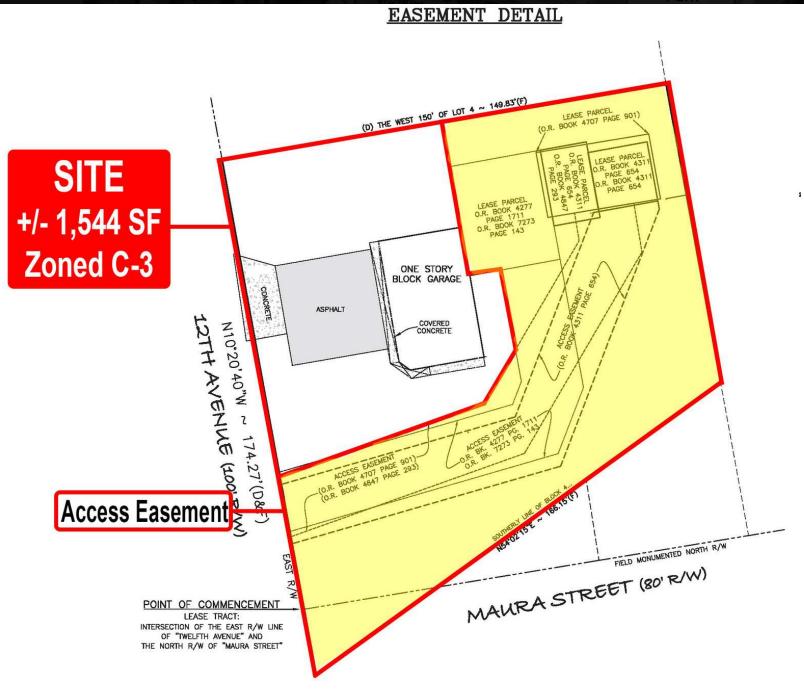
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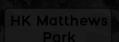














CITY OF PENSACOLA C-3 ZONING ORDINANCE

The C-3 wholesale and light industry zoning district zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage, and light fabrication.

Any use permitted in the C-2 district. Outside Storage and work shall be permitted for those uses and the following uses, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75% opacity. The Vegetative screen shall be located on the exterior of the required fence.

Outside kennels, runs or exercise ares for animals subject to regulations in section 12-3-83

Growing and wholesale of retail sales of trees, shrubs and plants

Bakeries, wholesale Ice Cream factories and dairies Quick-freeze plants and frozen food lockers

Boat sales and repair

Outdoor theaters

Industrial research laboratories and pharmaceutical companies

Truck sales and repair Light metal fabrication and assembly

Contractors shops

Adult entertainment establishments subject to the requirements of chapter 7-3

Accessory buildings and uses customarily incidental to the above uses

Retail lumber and building materials

Warehouses

Plumbing and electrical shops New car and used car lots, including trucks which do no exceed 5,000 pounds

Car rental agencies and storage, including trucks which do not exceed 5,000 pounds

Pawnshops and secondhand stores

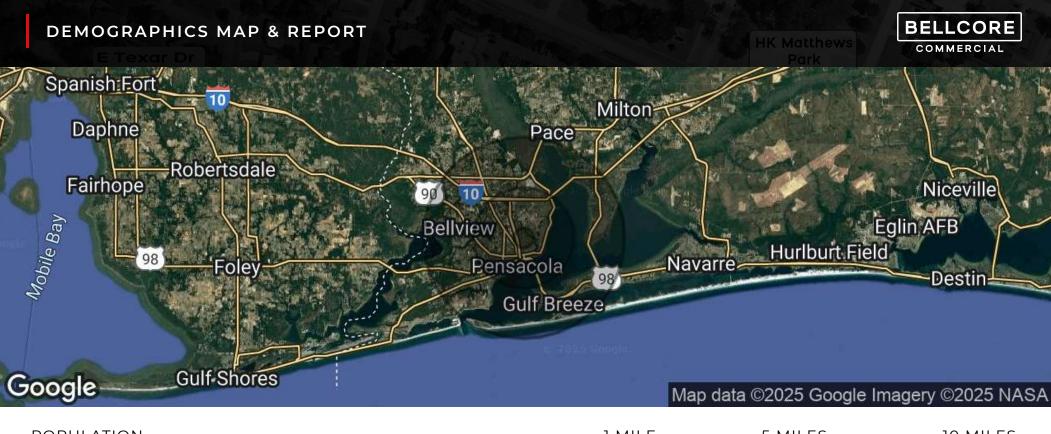
Mini-storage warehouses

Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.

Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less, which provide industrial-type cleaning, including linen supply, rug and carpet cleaning, and diaper service

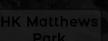






POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,918	125,888	273,989
Average Age	39.5	37.7	39.2
Average Age (Male)	36.7	35.7	37.3
Average Age (Female)	44.0	40.0	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,622	57,759	122,591
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$74,617	\$57,817	\$63,487

2020 American Community Survey (ACS)







ROBERT BELL

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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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