

# BELLCORE

COMMERCIAL



RETAIL/RESTAURANT OUTPARCEL AVAILABLE

5400 BLK MOBILE HIGHWAY, PENSACOLA, FL 32526





## PROPERTY DESCRIPTION

Excellent +/- 1.12 Acre Outparcel available in Pensacola, FL. The site would be an ideal location for a restaurant or retail user. The property is located along the heavily trafficked Mobile Hwy, which experiences over 32,500 vehicles per day. 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 Auto Parts, Discount Tires, McDonalds, Arby's, Taco Bell, and many others.

## PROPERTY HIGHLIGHTS

- Prime location along the highly trafficked Mobile Hwy (32,500 VPD)
- Approximately 255 ft of frontage along Mobile Hwy
- Nearby national retailers include Publix, Aldi, Walgreens, Walmart, Lowe's, Home Depot, Dollar Tree, O'Reilly Auto Parts, McDonald's, and many more

## OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	1.12 Acres
Zoning	COM
Property Type	Retail
Traffic Count	32,500

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	207	873	3,522
Total Population	465	1,852	7,588
Average HH Income	\$47,952	\$50,220	\$52,855









## 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 have 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 just miles from the site. The property is in close proximity to the core retail trade area, Pensacola International Airport, hospitals, the University of West Florida, NAS Pensacola, Whiting Field Naval Base, and beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.









POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	465	1,852	7,588
Average Age	40.4	39.7	39.9
Average Age (Male)	40.3	38.7	37.0
Average Age (Female)	40.2	40.3	42.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	207	873	3,522
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$47,952	\$50,220	\$52,855
Average House Value	\$106,938	\$116,189	\$122,547

\* Demographic data derived from 2020 ACS - US Census



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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