

BELLCORE

COMMERCIAL



VACANT COMMERCIAL LAND AVAILABLE

10199 GULF BEACH HWY, PENSACOLA, FL 32507

PROPERTY DESCRIPTION

Excellent vacant commercial land opportunity in Pensacola, FL. The +/- 1.24-acre property is located along Gulf Beach Hwy (23,800 VPD), which connects to Perdido Key and Blue Angel Pkwy (19,000 AADT). The property has excellent visibility and exposure on Gulf Beach Hwy and would be an ideal location for a restaurant, office, tourism business, or retail user. The site is in close proximity to the Pensacola Naval Air Station, Pensacola State College, and downtown Pensacola. There are numerous marinas, yacht clubs, boat storage facilities, and other tourism-based businesses along the waterfront. The waterfront is within walking distance of the property, offering beautiful natural scenery. Nearby National retailers include Walmart, Target, Starbucks, Sonic, Synovus Bank, AT&T, and many more.

PROPERTY HIGHLIGHTS

- Located near marinas, tourism businesses, Perdido Key, NAS Pensacola, and downtown Pensacola
- Approximately 183 feet of frontage along Gulf Beach Hwy (23,800 VPD)
- Nearby National retailers include Walmart, Target, Starbucks, Sonic, Synovus Bank, AT&T, and many more

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.24 Acres
Zoning	COM
Property Type	Land
Traffic Count	23,800

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,337	13,419	58,191
Total Population	2,616	30,404	117,510
Average HH Income	\$82,753	\$65,894	\$53,928





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

	1 MILE	5 MILES	10 MILES
Total Population	2,616	30,404	117,510
Average Age	38.4	35.2	39.3
Average Age (Male)	33.3	33.2	37.2
Average Age (Female)	42.9	37.0	41.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,337	13,419	58,191
# of Persons per HH	2.0	2.3	2.0
Average HH Income	\$82,753	\$65,894	\$53,928
Average House Value	\$317,602	\$192,916	\$160,068

* Demographic data derived from 2020 ACS - US Census

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

rob@bellcorecommercial.com

Direct: **850.434.3434** | Cell: **850.232.2587**

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.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434