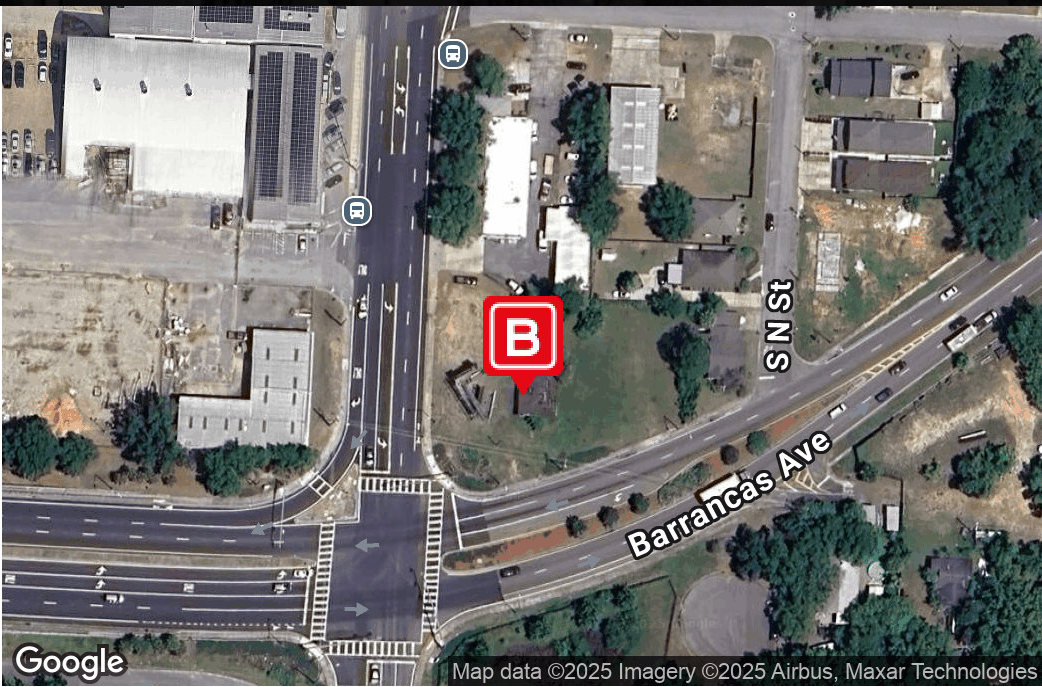


BELLCORE
COMMERCIAL



0.60-ACRE C-3 ZONED CORNER LOT – PENSACOLA, FL

2004 BARRANCAS AVE, PENSACOLA, FL 32502



PROPERTY DESCRIPTION

Unlock the potential of this 0.60-acre commercial property ideally situated at the gateway to downtown Pensacola. Consisting of four contiguous lots, this high-visibility corner site offers 233 feet of frontage on Barrancas Avenue with a traffic count exceeding 25,000 vehicles per day — making it an exceptional location for an office development, light industrial, or commercial investment.

Site Features

- Lot Size: 0.60 acres (4 individual lots)
- Frontage: 233 ft
- Depth: 125 ft
- Corner Property: Yes
- Zoning: C-3 (Wholesale & Light Industry)
- Traffic Count: 25,000 vehicles/day (Barrancas Ave)
- Utilities: Power available; gas and water nearby

PROPERTY HIGHLIGHTS

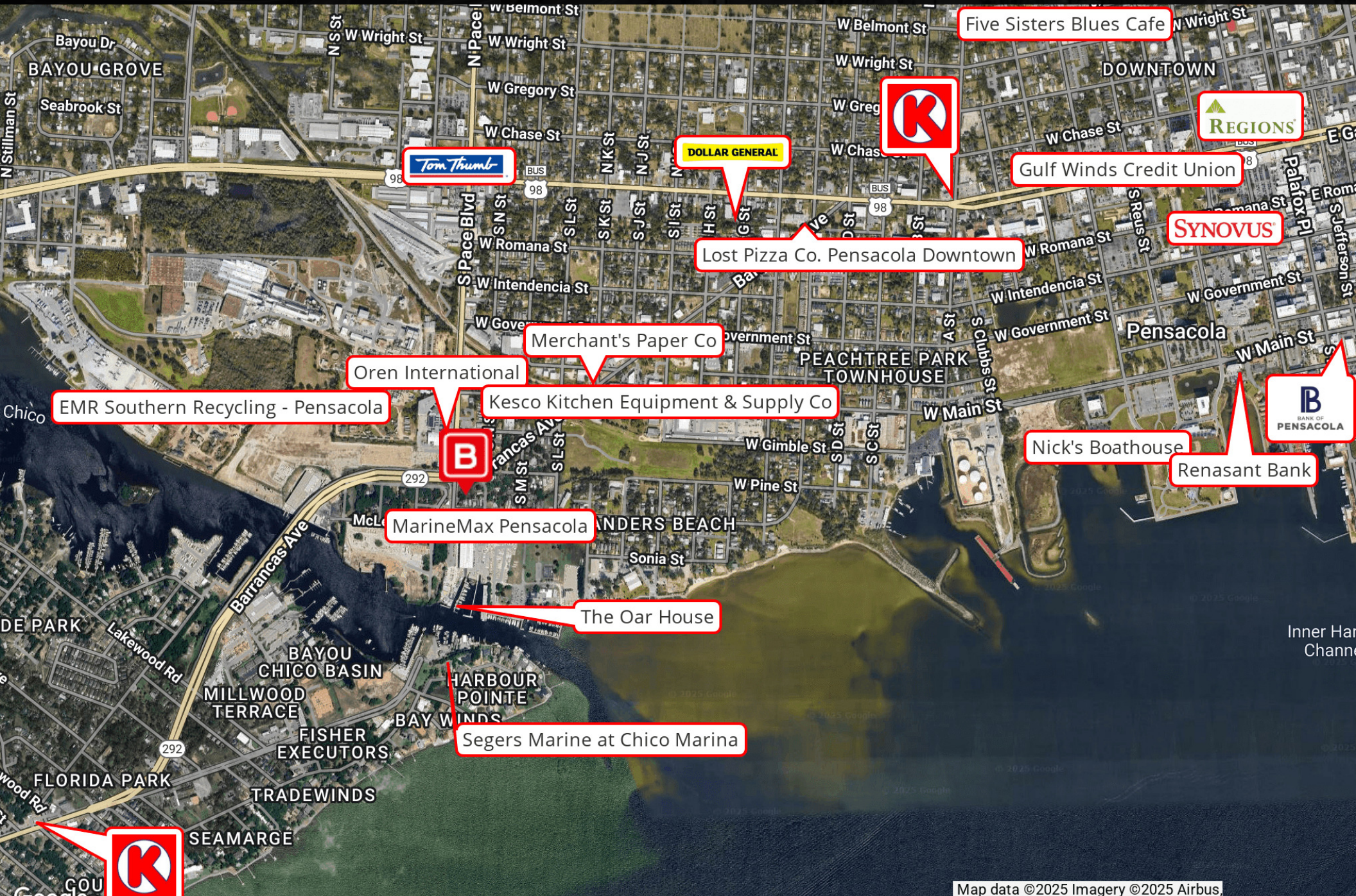
- Excellent visibility and accessibility from major roads
- Ideal for office, warehouse, or flex-space development
- Positioned in a high-demand, growth-oriented submarket

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	0.6 Acres
Zoning	C-3
Property Type	Residential Lots
Traffic Count	25,000







Map data ©2025 Imagery ©2025 Airbus



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	900	11,966	42,615
Average Age	43	43	41
Average Age (Male)	43	41	40
Average Age (Female)	44	44	42
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	450	5,493	17,862
# of Persons per HH	2	2.2	2.4
Average HH Income	\$69,824	\$58,188	\$64,240
Average House Value	\$260,612	\$280,677	\$279,994

Demographics data derived from AlphaMap

**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