

**BELLCORE**  
COMMERCIAL



**DOLLAR GENERAL**

**SHWY 29 | 32,066 AADT**

**SHWY 95A | 17,900 AADT**

**SITE**  
**+/- 0.96 Acres**  
**Zoned HC/LI**  
**+/- 5,000 SF**

**3140 SOUTH HIGHWAY 95A**

**CANTONMENT, FL 32533**





## PROPERTY DESCRIPTION

Discover a leasing opportunity at this industrial property in Cantonment, FL. With a strategic location near Highway 95A and Interstate 10, this well-maintained facility offers expansive warehouse space, modern amenities, and flexible configurations for various industrial and distribution needs. Featuring ample parking, high ceilings (16 Feet), and Grade level doors, the property supports seamless operations. Tenants will benefit from an efficient layout, customizable office space, and convenient access to major transportation routes.

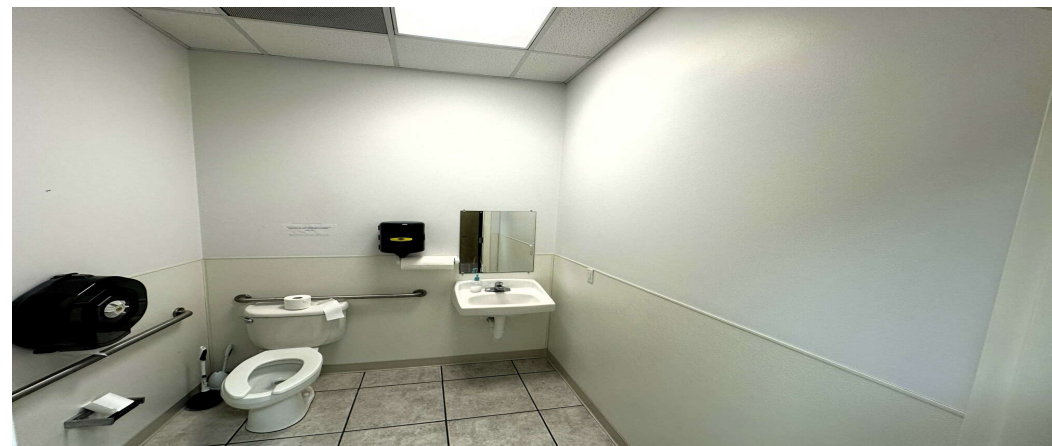
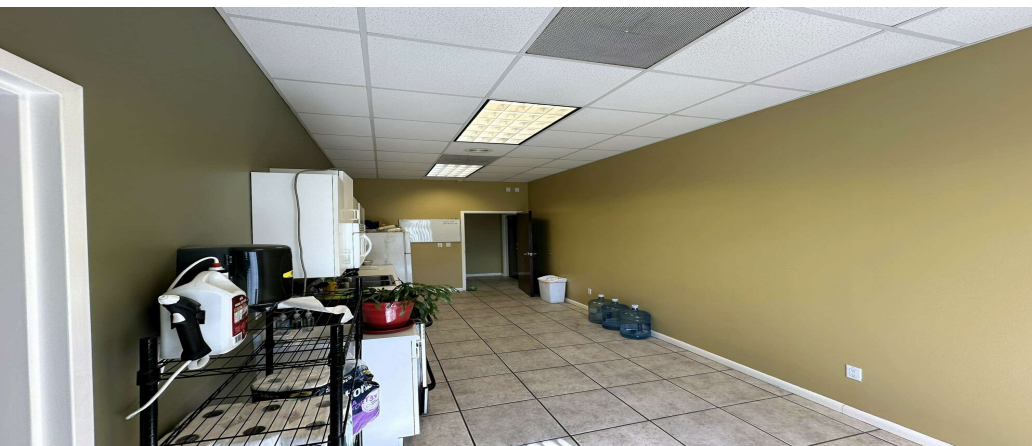
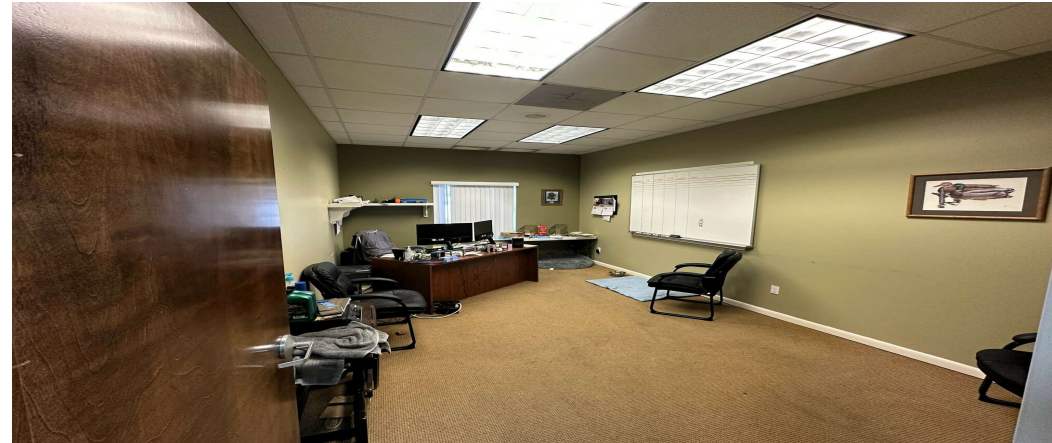
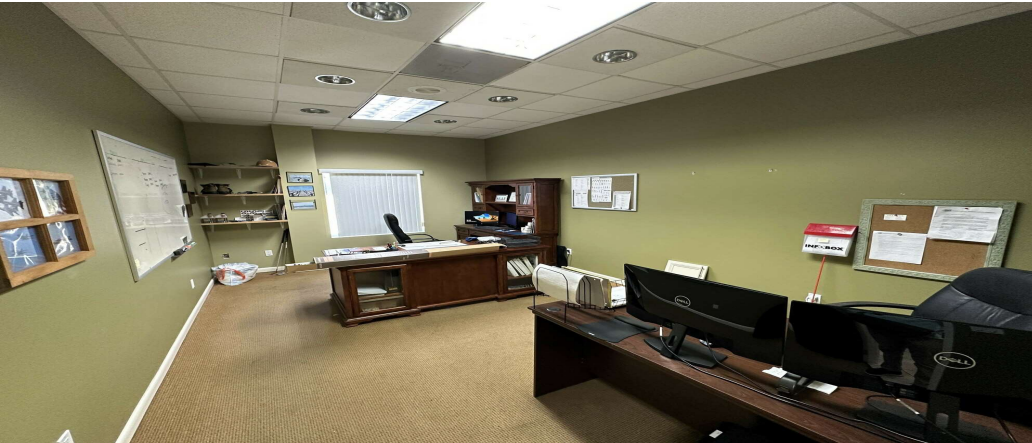
## PROPERTY HIGHLIGHTS

- Prime location with easy access to Highway 29 and Interstate 10
- Ample parking for employees and visitors
- Flexible configurations to accommodate various industrial needs
- Well-maintained facility ready for immediate occupancy

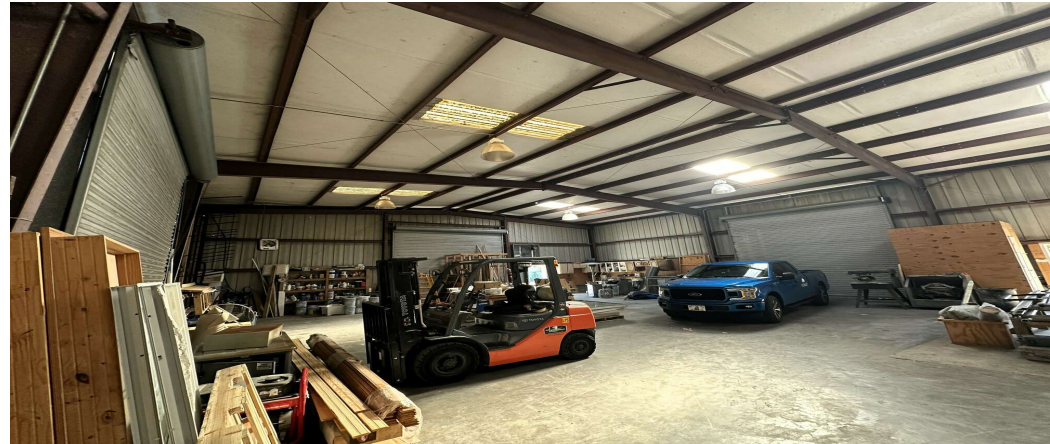
## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	0.963 Acres
Zoning	HC/LI
Property Type	Industrial
Traffic Count	32,066
Market	Pensacola

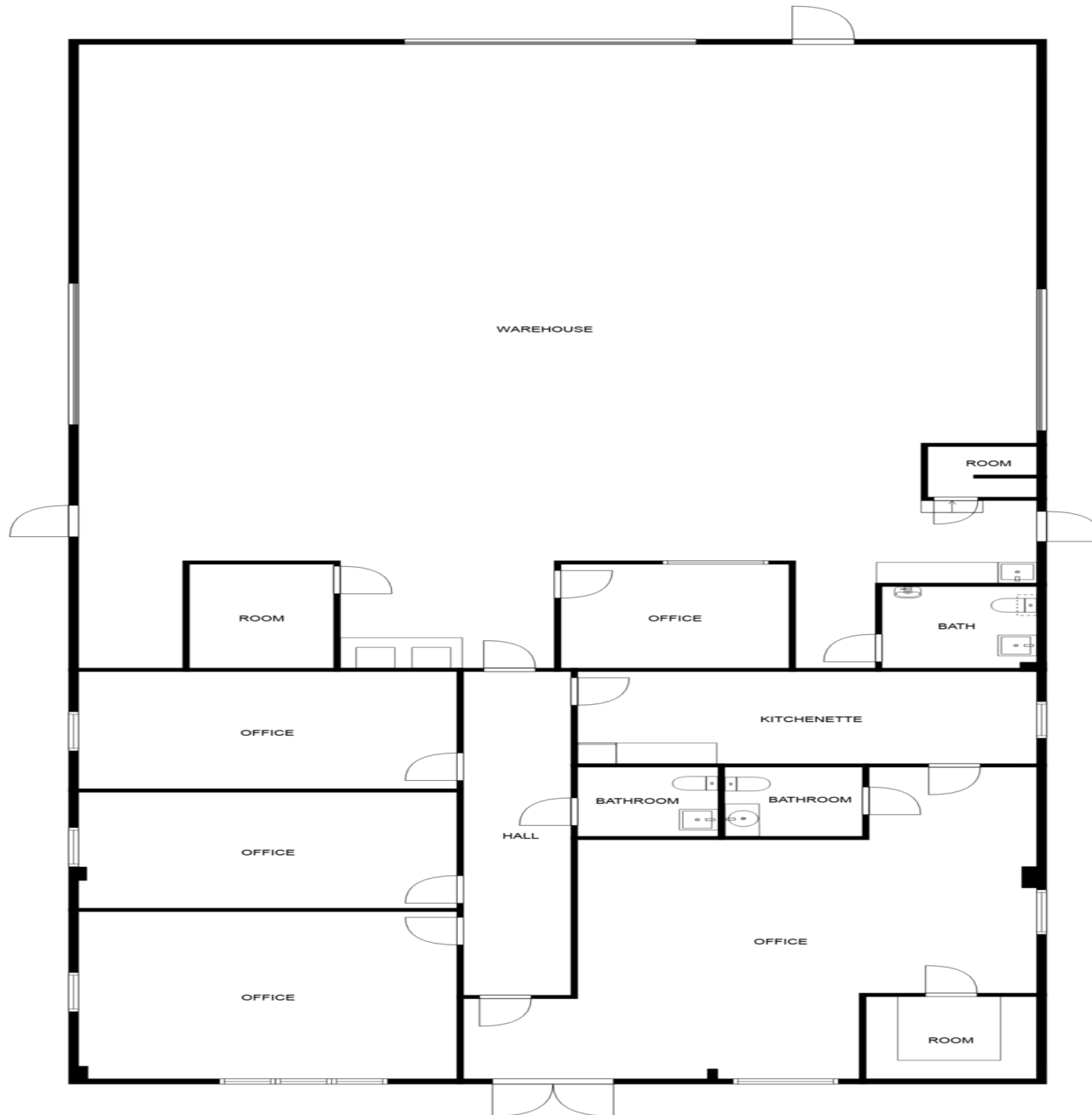














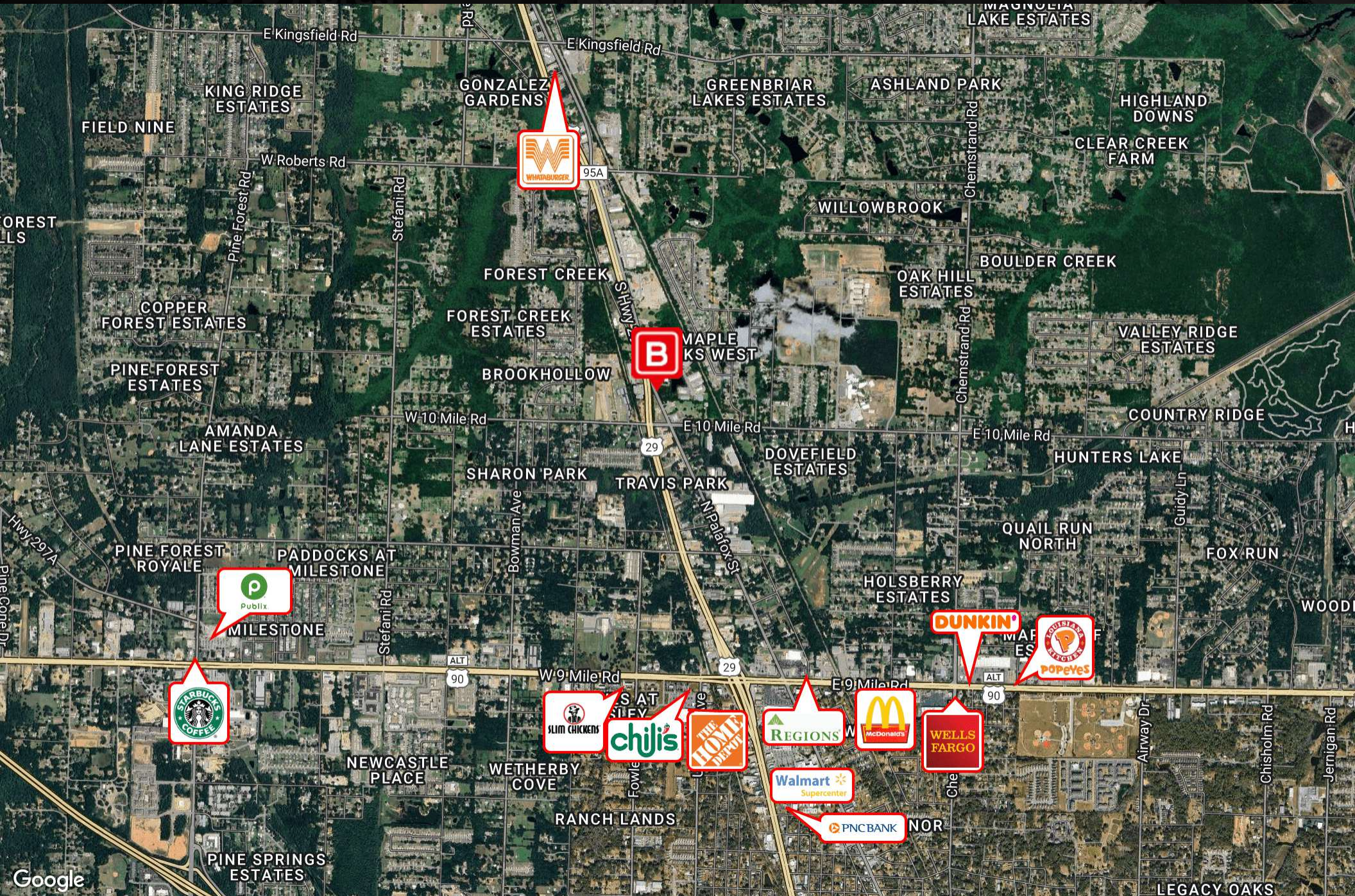
# Escambia County HC/LI Zoning District

Purpose of the district: The heavy commercial and light industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the commercial district.

## Uses Permitted:

(1) Residential	Any residential uses outside of the industrial (I) future land use category, but if within the commercial (C) future land use category (and not the principal single-family dwelling on an existing lot of record), only as part of a predominantly commercial development; and excluding new or expanded manufactured (mobile) home parks & subdivisions.
(2) Retail Sales	Retail sales including medical marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, manufactured (mobile) homes.
(3) Retail Services	<ul style="list-style-type: none"> <li>• Car washes, automatic or manual, full service or self-serve.</li> <li>• Child care facilities.</li> <li>• Hotels, motels and all other public lodging, including boarding and rooming houses.</li> <li>• Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.</li> <li>• Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.</li> <li>• Rental of automobiles, trucks, utility trailers and recreational vehicles.</li> <li>• Repair services, including appliance, furniture, upholstery, jewelry, small engine, major motor vehicle/boat, but excluding outdoor work or storage.</li> <li>• Restaurants and brewpubs.</li> <li>• Taxi and limousine services.</li> </ul>
(4) Public and Civic	<ul style="list-style-type: none"> <li>• Broadcast stations with satellite dishes and antennas, including towers.</li> <li>• Cemeteries, including family cemeteries.</li> <li>• Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.</li> <li>• Educational facilities, including preschools, K-12, colleges, and vocational schools.</li> <li>• Emergency service facilities, including law enforcement, firefighting, and medical assistance.</li> <li>• Funeral establishments.</li> <li>• Homeless shelters.</li> <li>• Hospitals.</li> <li>• Offices for governmental agencies or public utilities.</li> <li>• Places of worship.</li> <li>• Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted.</li> </ul>
(5) Recreation & Entertainment	Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Commercial recreation facilities, including those for walking, hiking, bicycling, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Parks, with or without permanent restrooms or outdoor event lighting.
(6) Industrial	Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all within the confines of buildings and without adverse off-site impacts. Marinas, industrial. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA.
(7) Agricultural	Food produced primarily for personal consumption by the producer, but no farm animals. Nurseries and garden centers, including adjoining outdoor storage or display of plants. Veterinary clinics, excluding outside kennels.
(8) Other	<ul style="list-style-type: none"> <li>• Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.</li> <li>• Building or construction trades shops and warehouses, including on-site outside storage.</li> <li>• Bus leasing and rental facilities, not allowed within MU-S.</li> <li>• Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.</li> <li>• Outdoor adjacent display of plants by garden shops and nurseries.</li> <li>• Outdoor sales.</li> <li>• Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.</li> <li>• Parking garages and lots, commercial, not allowed within MU-S.</li> <li>• Sales and outdoor display of prefabricated storage sheds.</li> </ul>







# PENSACOLA, FL

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## POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,419	10,263	40,777
Average Age	42	43	42
Average Age (Male)	40	42	41
Average Age (Female)	43	44	43

## HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	565	4,187	16,676
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$100,129	\$94,885	\$88,344
Average House Value	\$255,738	\$273,712	\$261,924

Demographics data derived from AlphaMap





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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