

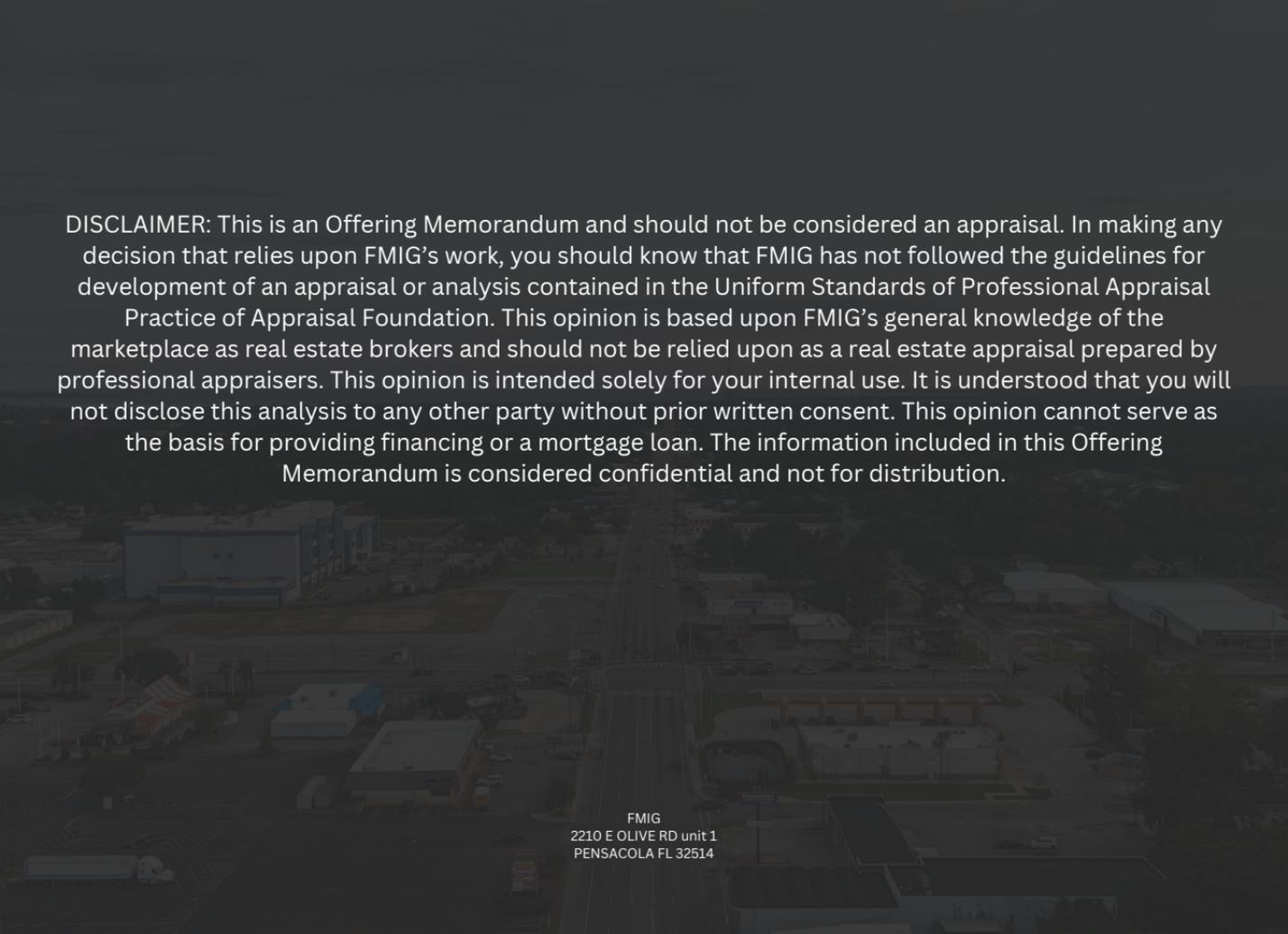


**POPEYES**



3507 N PACE BLVD PENSACOLA FL  
FORMER BURGER KING

**QSR**



DISCLAIMER: This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon FMIG's work, you should know that FMIG has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation. This opinion is based upon FMIG's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan. The information included in this Offering Memorandum is considered confidential and not for distribution.

FMIG  
2210 E OLIVE RD unit 1  
PENSACOLA FL 32514

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# 01 INVESTMENT OVERVIEW



**OFFERING SUMMARY  
INVESTMENT & PROPERTY  
HIGHLIGHTS  
REGIONAL & LOCAL MAP**



- QSR
- FORMER BURGER KING AND MR WINGS
- THIS LOCATION IS A HIGHLY DESIRABLE FLAG BY BOTH INVESTORS AND CONSUMERS ALIKE
- HC/LI ZONING
- LACK OF AVAILABLE RESTAURANT PROPERTIES ON-MARKET IN THE GULF COAST REGION
- OPPORTUNITY TO INCREASE TO COMPETITIVE SET STANDARDS AND EXCEED PERFORMANCE OF COMPETITION THROUGH STRONG HANDS-ON MANAGEMENT AND INCREASED MARKETING
- CLOSE TO DOWNTOWN PENSACOLA
- LOCATED DIRECTLY OFF OF W FAIRFIELD DR, N PALAFOX ST, N PACE BLVD, AND HWY 1-10
- THE PROPERTY IS ALSO LOCATED WITHIN CLOSE PROXIMITY TO A VARIETY OF DEMAND GENERATORS

**ASKING PRICE:  
ASK**

**PRICE TO LEASE:  
\$20 PSF NNN**

# PROPERTY SUMMARY

CAN BE LEASED FOR INCREASED NOI/ROI  
ADDRESS: 3507 N PACE BLVD PENSACOLA FL  
PRICE: ASK  
ACREAGE: 0.88 ACRE  
ZONED: HC/LI  
SQFT: 2,984+  
EFFECTIVE YR: 1980  
HIGH TRAFFIC: OVER 35,000 DAILY (W  
FAIRFIELD)  
20+ PARKING SPACES  
COMMERCIAL KITCHEN  
WALK-IN COOLER UNIT (2)  
DRIVE-THRU WINDOW  
HVAC

ASSESSOR'S PARCEL  
NUMBER  
092S301100000151



**USE POTENTIAL**

- **QUICK-SERVICE RESTAURANT**
- **COFFEE SHOP**
- **RETAIL OR SHOWROOM**
- **MEDICAL OR DENTAL OFFICE**
- **REDEVELOPMENT FOR MULTI-TENANT OR MIXED USE**

**INVESTMENT HIGHLIGHTS**

- **PRIME PENSACOLA LOCATION ON A HIGH-TRAFFIC CORRIDOR**
- **RARE DRIVE-THRU INFRASTRUCTURE IN PLACE**
- **SIGNIFICANT VALUE-ADD POTENTIAL WITH ADDITIONAL PARKING AND SITE IMPROVEMENTS**
- **EXCELLENT ACCESS AND VISIBILITY FOR NATIONAL OR REGIONAL TENANTS**
- **STRATEGIC LOCATION IN A GROWING COMMERCIAL AND RESIDENTIAL TRADE AREA**

# PROPERTY SUMMARY

## Structural elements:

HVAC (AGE N/A)

ROOF (ASK)

CITY UTILITIES

NEEDS RENOVATIONS (MINOR)

ASPHALT PAVEMENT

CONCRETE PAVING

CONCRETE WALKS

LIGHTS

MASONRY WALL/FENCE

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-TILE/STAIN

CONC/BRICK

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-11

NO. STORIES-1

ROOF COVER-BLT UP MTL/GYP

ROOF FRAMING-RIGID FRAME/BAR

STORY HEIGHT-10

STRUCTURAL FRAME-MASONRY

PIL/STL





**FAITH MORGAN COMMERCIAL REAL ESTATE GROUP HAS BEEN RETAINED TO OFFER FOR SALE OR LEASE. THE FEE SIMPLE INTEREST IN RESTAURANT/ PROPERTY LOCATED IN 3507 N PACE BLVD 32505 ONE OF FLORIDA'S MOST PREMIER COASTAL AREAS ALONG THE GULF OF AMERICA. THE PROPERTY IS A RESTAURANT GEM IN PRIME LOCATION, DRIVE THRU, CLASS C RESTAURANT THAT IS CONVENIENTLY LOCATED WITHIN CLOSE PROXIMITY TO A VARIETY OF DEMAND GENERATORS THAT INCLUDE PENSACOLA FL, ALABAMA, MIRACLE STRIP PARKWAY, DESTIN, FL, NAVARRE, FL, SANTA ROSA ISLAND, DESTIN-FT WALTON BEACH AIRPORT, HENDERSON BEACH STATE PARK, AND MIRAMAR BEACH. THE PROPERTY ALSO PRESENTS THE OPPORTUNITY TO TAKE CONTROL AND INTEGRATE A NATIONAL BRAND AND SCALE UP OPERATIONS TO COMPETITIVE SET STANDARDS THROUGH FOCUSED, HANDS-ON MANAGEMENT AND MARKETING. THIS PROPERTY WITH OVER 20 PARKING SPACES OFFERS INVESTORS THE OPPORTUNITY TO ACQUIRE A UP-TO-DATE PROPERTY IN A HIGHLY DESIRABLE AND GROWING MARKET AT A BELOW REPLACEMENT COST PRICE .**



RESTAURANT/DRIVETHRU

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## LAND USE

THE SUBJECT IS LOCATED IN PENSACOLA, FL WHICH IS LOCATED JUST NORTH OF PENSACOLA BEACH AND SOUTHWEST OF CANTONMENT. THE PRIMARY LAND USES SURROUNDING THE SUBJECT PROPERTY CONSISTS OF INDUSTRIAL DEVELOPMENT AND RETAIL USES. THE SUBJECT IS LOCATED ALONG W FAIRFIELD DR WHICH HOSTS THE MAJORITY OF COMMERCIAL DEVELOPMENT IN THE AREA WITH ADDITIONAL COMMERCIAL USES ARE SITUATED SOUTH OF THE SUBJECT ALONG HIGHWAY I-10

NOT IN FLOOD ZONE (X) ZONING  
DISTRICT: C1-COMMERCIAL.

## LAND USE



**Lot Size: 0.88 Acres**

**Zoning: HC/LI (Highway Commercial/Light Industrial)**

**EFFECTIVE YEAR BUILT: 1980**

**Parking: 20+ Spaces (with potential for expansion)**

### **Property Overview**

**An exceptional opportunity to acquire a highly visible retail/restaurant property located on a major commercial corridor in Pensacola, FL. Formerly occupied by Burger King and Mr. Wings, this 2,984-square-foot freestanding building is situated on 0.88 acres and features a drive-thru, full commercial kitchen, and ample on-site parking.**

**Positioned next to Popeyes and surrounded by national and regional retailers, the property benefits from strong traffic counts, excellent visibility, and flexible commercial zoning. Ideal for a variety of users including quick-service restaurants, coffee chains, medical, retail, or redevelopment.**



DRIVE THRU



WALK IN  
COOLER  
(2)



COMMERCIAL  
KITCHEN

# PLAT / ZONING

HC/LI



## PROPERTY IMPROVEMENT PLAN (PIP)

- NEEDS RENOVATIONS
- ROOF IS NEW
- NEEDS HVAC UPDATE



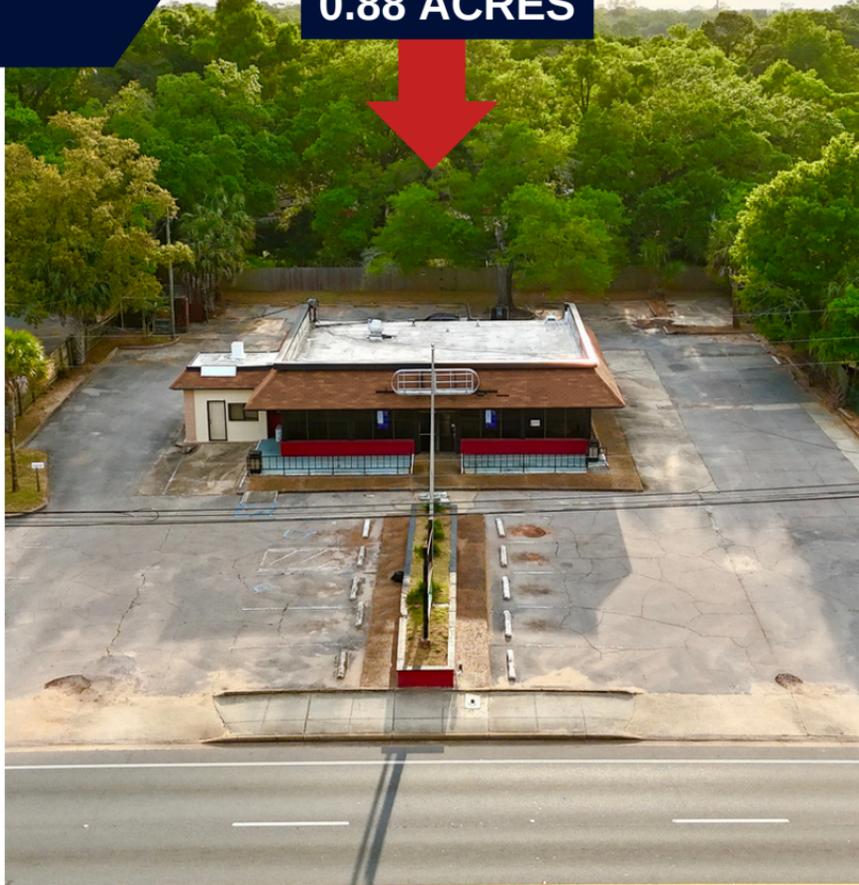
**PROPERTY TAX: \$3,393.20**

**RENTAL SQFT: \$15 PSQFT**

## 03 VISION REPORT

**LAND INCLUDED  
0.88 ACRES**

Can be used for national tenant branded restaurants.  
Sit in or drive thru options.  
Property in back behind fence line can be used for commercial use or additional parking.





## ACCESS

REGIONAL ACCESS FOR THE SUBJECT NEIGHBORHOOD IS PROVIDED BY INTERSTATE ACCESS I-10 WITH THE NEAREST EXITS TO THE SUBJECT IS AT W FAIRFIELD DR, N PACE BLVD .

## 04 LOCAL MARKET OVERVIEW

**DEMAND FOR RESTAURANT FACILITIES ARE  
INCREASING BY 20% IN THE GULF COAST  
REGION**

**MAJOR DEMAN GENERATORS INCLUDE LARGE  
CORPORATIONS, NATIONAL BRAND RESTAURANTS,  
HOUSING, RETAIL, DATA CENTERS, DISTRIBUTION,  
AND LOCAL SUPPLIERS.**





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An aerial photograph of a busy multi-lane road with traffic. To the left is a large parking lot filled with cars, and further left is a building with a sign that says "GRAND HOTEL". To the right is a gas station. The background shows a green landscape with trees and a clear sky. The logo "FMIG" is overlaid in large white letters, with a red four-pointed star above the "i".

# FMIG

FM INVESTMENT GROUP