

BELLCORE

COMMERCIAL

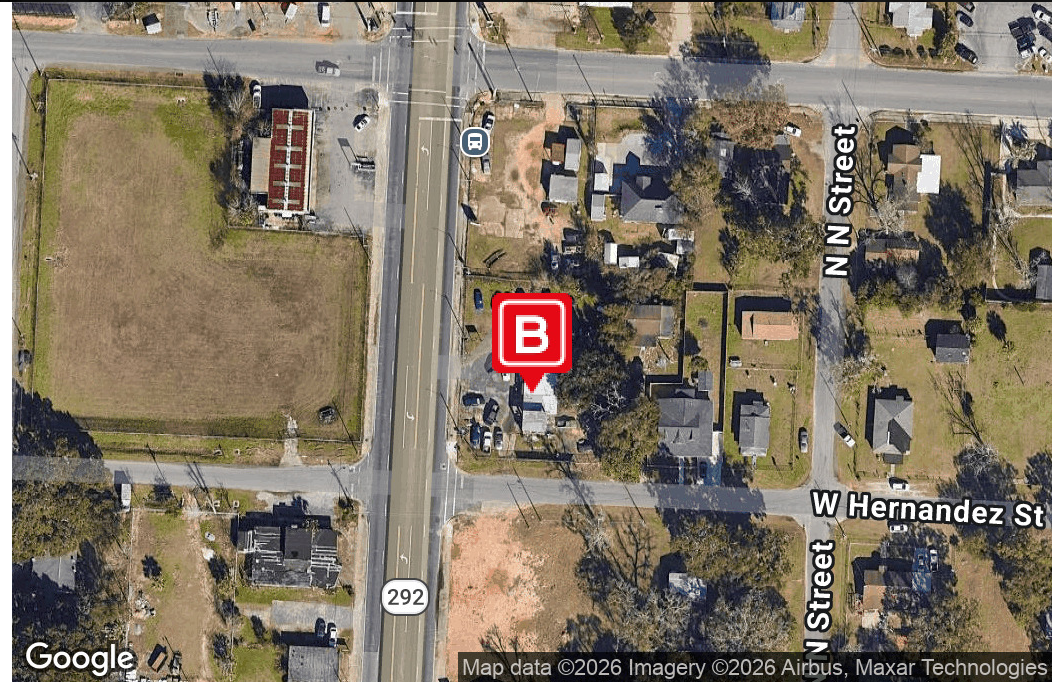
N Pace Blvd | 14,700 AADT

SITE

**+/- 0.456 Acres
Zoned HC/LI**

FREESTANDING RETAIL BUILDING | CORNER LOT ON N PACE BLVD

2000 NORTH PACE BOULEVARD, PENSACOLA, FL 32505



PROPERTY DESCRIPTION

2000 North Pace Boulevard presents an opportunity to acquire a freestanding retail building positioned on a 0.456-acre corner parcel at N Pace Boulevard and W Hernandez Street in Pensacola, Florida. The property includes an approximately 824-square-foot building constructed in 1976 and zoned Heavy Commercial / Light Industrial, allowing a variety of retail, service, commercial, and vehicle-related uses. The corner configuration provides approximately 150 feet of frontage along N Pace Boulevard with strong visibility and convenient access. The site is well-suited for an owner-user seeking a small commercial footprint or an investor targeting repositioning or redevelopment potential within a centrally located Pensacola corridor.

PROPERTY HIGHLIGHTS

- +/- 150 Feet of Frontage on N Pace Boulevard
- Suitable for Retail, Automotive, or Service Uses
- Potential Redevelopment Site

OFFERING SUMMARY

Sale Price:	\$324,990
Lease Rate:	\$2,550.00 per month (MG)
Available SF:	1,432 SF
Lot Size:	0.456 Acres
Zoning	Heavy Commercial Light Industrial
Property Type	Retail
Traffic Count	14,700



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,432 SF	Lease Rate:	\$2,550.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2000 N Palafox St	Available	1,432 SF	Modified Gross	\$2,550 per month	-



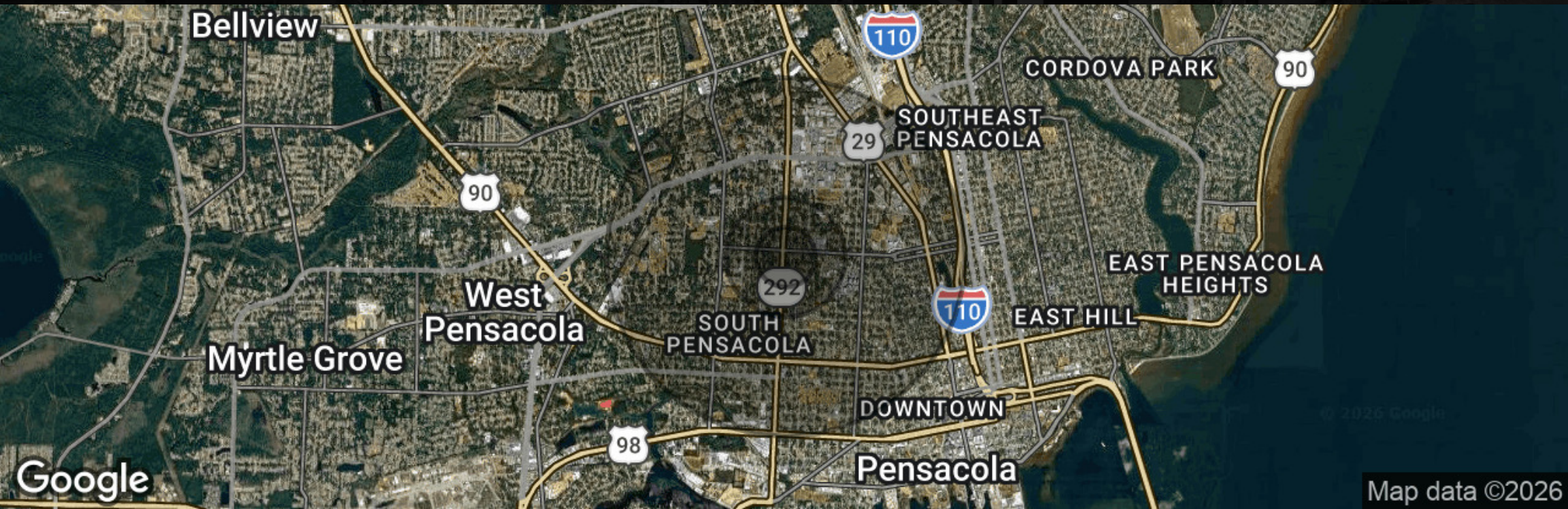




LOCATION OVERVIEW

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, 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.

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POPULATION	0.25 MILES	0.5 MILES	1.5 MILES
Total Population	462	2,072	17,277
Average Age	50.5	49.5	38.6
Average Age (Male)	43.7	45.7	34.7
Average Age (Female)	59.9	55.6	44.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1.5 MILES
Total Households	216	923	6,971
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$45,022	\$42,052	\$54,578
Average House Value	\$463,735	\$342,918	\$207,498

2023 American Community Survey (ACS)



ROBERT BELL

Partner, Senior Advisor, & Property Manager

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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
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