

# BELLCORE

COMMERCIAL



## BELLVIEW PLAZA GROCERY-ANCHORED SHOPPING CENTER

5998 MOBILE HWY , PENSACOLA, FL 32526





## PROPERTY DESCRIPTION

Excellent retail leasing opportunity at the Publix anchored shopping center in Pensacola, Florida. Bellview Plaza is an 87,132 SF retail property located in Escambia County. Bellview Plaza offers convenient access and great visibility from the heavily trafficked intersection of Mobile Highway (32,500 VPD) and Michigan Avenue (27,900 VPD). The center has excellent co-tenancy, including Publix, Firehouse Subs, Goodwill, Advance America, and Chop Barbershop.

## PROPERTY HIGHLIGHTS

- +/- 1,394 SF of retail space available
- Excellent traffic counts in front of the center with 27,900 VPD on Michigan Ave and 32,500 VPD on Hwy 90 (Mobile Hwy)
- The center is located near Saufley Field U.S. Naval Base

## OFFERING SUMMARY

Lease Rate	\$21.00 SF/yr (NNN)
Number of Units	1
Available SF	1,394 SF
Lot Size	7.9 Acres
Building Size	82,910 SF
APN	012S311000000020
Market	Pensacola
Property Type	Retail
Traffic Count	32,000





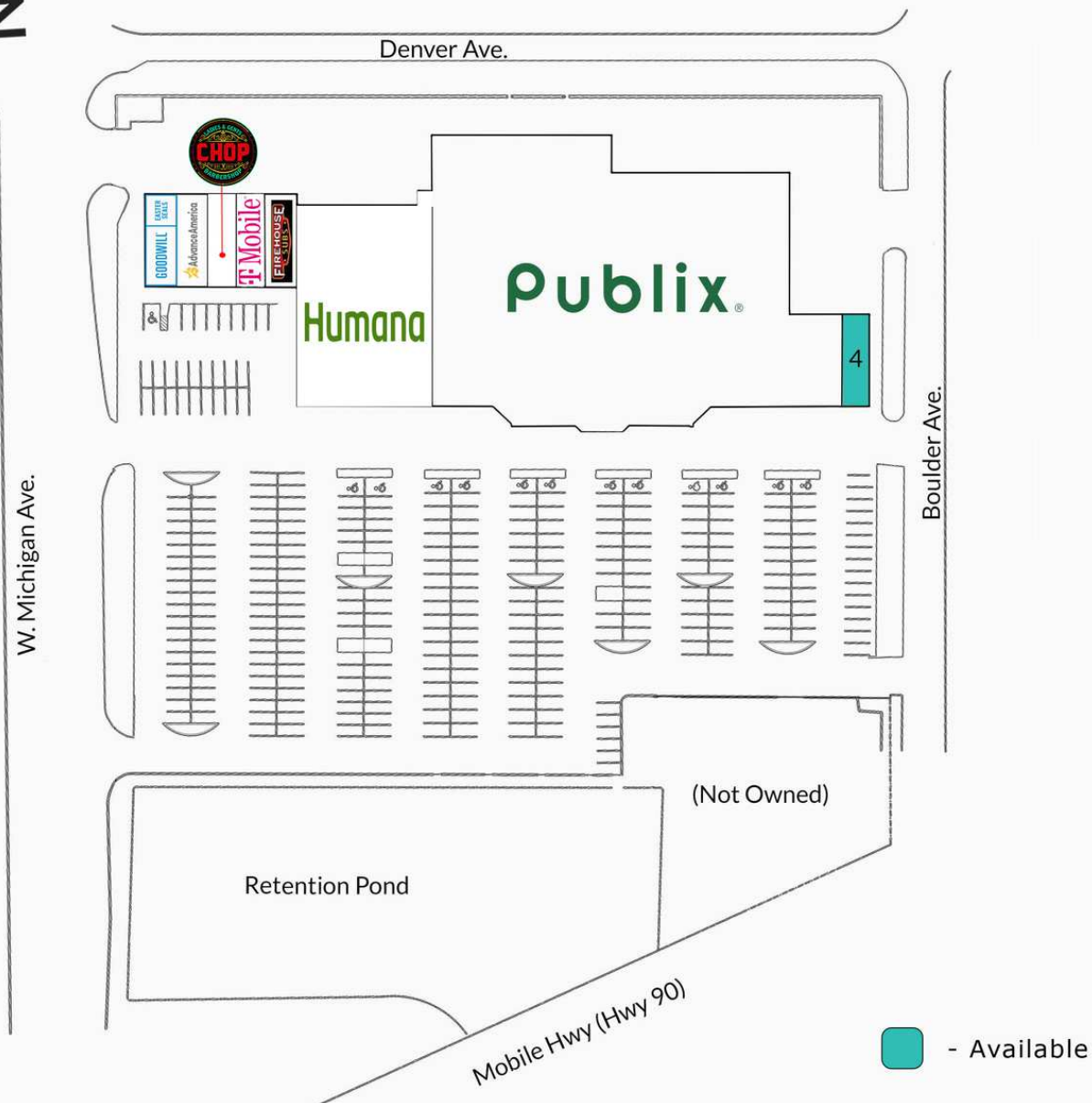
## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,394 SF	Lease Rate:	\$21.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4	Available	1,394 SF	NNN	\$21.00 SF/yr

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UNIT	TENANT	SF
1	Publix	57,937
2	Available	15,615
3A	Goodwill Easter Seals	1,750
3B	Advance America	1,664
3C	Chop Barbershop	1,750
3D	TMobile	1,260
3E	Firehouse Subs	1,540
4	Available	1,394
R-BIN	RTM Recycling	Outparcel
TOTAL		82,910





## LOCATION OVERVIEW

Bellview plaza is a Publix anchored center located at the intersection of Mobile Hwy and W Michigan Avenue in Pensacola, Florida. The property is a part of the Pensacola MSA and has a population of 132,888 people within the surrounding 5-mile radius of the retail center. 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 has 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 8 miles from the site. The property is near the core retail trade area, local hospitals, Pensacola International Airport, University of West Florida, NAS Pensacola, and the beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,223	57,535	127,466
Average Age	38.7	37.1	35.8
Average Age (Male)	37.1	36.3	34.6
Average Age (Female)	40.6	38.3	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,824	23,563	46,453
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$53,613	\$49,397	\$47,149
Average House Value	\$159,126	\$152,225	\$153,698

\* Demographic data derived from 2020 ACS - US Census

**HARRY BELL JR.**

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**PROFESSIONAL BACKGROUND**

Harry Bell is the President and Managing Broker 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.

Harry 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, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales 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.

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