



T&W Flea Market

1717 N. T Street, Pensacola, FL 32505

INVESTMENT SALE



4850 Tamiami Trail N, Ste 200
Naples, FL 34103
premcomm.com
floridacommercialadvisors.com

DOUGALL MCCORKLE, MBA
Sales Associate
239.860.3368
dougall@premiermail.net

DARREN MCCORKLE
Broker Associate
239.207.8668
darren@premiermail.net

Property Overview

Located in the heart of Pensacola, the long-running and successful T&W Flea Market is now available for sale to qualified candidates. Sale includes real estate and business operations. Highlights include:

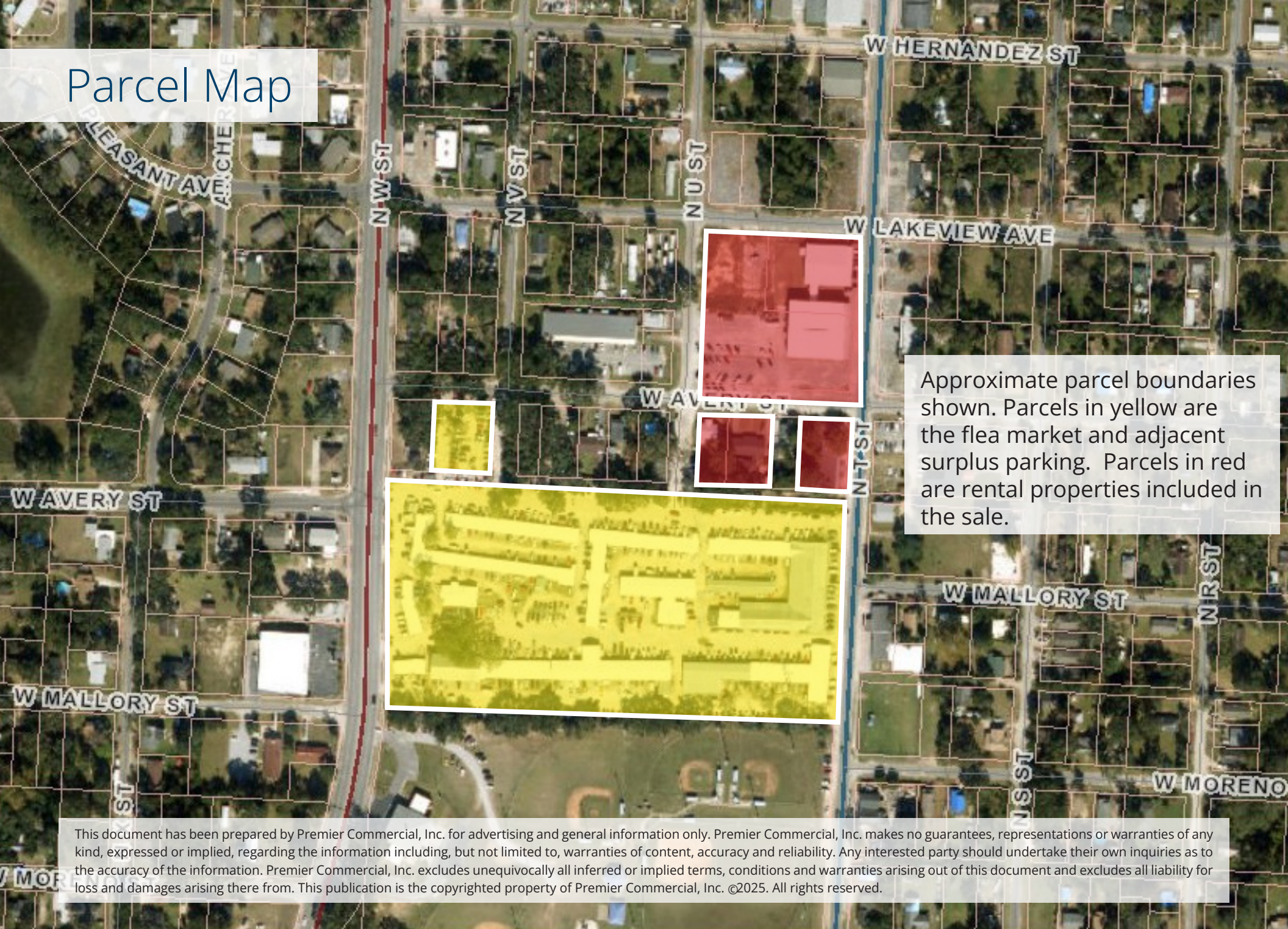
- » Open Saturdays and Sundays, T&W Flea Market is a fixture of Pensacola with a 30+ year long track record of success. T&W is the dominant flea market in Pensacola, with little to no competition.
- » Market features 446 seller spaces, including a mix of outdoor 'shed' style bays (400), air conditioned indoor spaces (46), and one concession restaurant.
- » New roofs throughout the flea market facility.
- » Primary flea market parcel is 9.05 acres. Sale also includes several adjacent parcels totaling 3.69 acres.
- » All parcels zoned HC/LI (Heavy Commercial/Light Industrial). This district allows for a wide variety of commercial and light industrial uses.
- » Buyers considering a redevelopment should be able to take advantage of the new Live Local Act, which allows developers to circumvent zoning restrictions to build residences, provided 40% are affordable housing.
- » Parcels are in Flood Zone X, meaning they are high and dry.
- » The sale price includes a commercial land parcel of 2.07 acres with existing buildings totaling 18,346 square feet with two tenants in place. The parcel encompasses one full city block and is zoned Heavy Commercial/Light Industrial. This parcel could be remodeled or redeveloped and may be a candidate for mid-rise affordable housing (Live Local) and more.
- » T&W Flea Market, with its related real estate, is priced at \$4.8 Million (9.7% Cap Rate).

Financial Overview

Year	Gross Revenues	NOI
2021	\$869.4K	\$412.7K
2022	\$897.7K	\$362.5K
2023	\$927.6K	\$437.4K
2024	\$939.6K	\$464.8K



Parcel Map



Approximate parcel boundaries shown. Parcels in yellow are the flea market and adjacent surplus parking. Parcels in red are rental properties included in the sale.

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