

UNIQUE DOWNTOWN PENSACOLA FLAGSHIP INVESTMENT OPPORTUNITY

7 & 15 W MAIN STREET | PENSACOLA, FL 32502



PRESENTED BY:
CHRIS BOUCHARD
SENIOR ADVISOR

AVAILABLE FOR PURCHASE



EXECUTIVE SUMMARY



SALES PRICE	\$1,950,000
BASE AREA	5,929 SQUARE FEET
ACREAGE	.1713 ACRE
BUILDING CLASS	CLASS A
ZONING	SPBD SOUTH PALAFOX BUSINESS DISTRICT
YEAR BUILT	1908
NUMBER OF FLOORS	2

PROPERTY HIGHLIGHTS

- Prime downtown Pensacola asset located at the signalized corner of Main Street and Palafox Street, one of the city’s most visible and walkable intersections
- ±5,929 SF across two contiguous historic brick buildings with dual street frontage, expansive storefront glazing, and a flexible two-level layout
- Rare downtown parking advantage with 10 deeded off-street spaces, adjacent multi-level parking deck, and free two-hour on-street parking at the front door
- Turnkey build-out with recent capital improvements and strong adaptive reuse potential for salon, med-spa, boutique retail, creative office, or event concepts

PROPERTY DESCRIPTION

Commanding the signalized corner where Main Street meets Palafox, 7 & 15 W. Main Street delivers 5,929 square feet of heated and cooled space across two contiguous brick buildings, with standout parking: 10 dedicated off-street spaces within an underutilized 28-space Premium Parking lot, an adjacent three-level parking deck, and free two-hour parking along Main Street at the front door. A shared outdoor patio further expands operational flexibility and guest flow.

At 15 W. Main, 2,580 square feet of contiguous ground-floor area presents an efficient, high-visibility footprint framed by exposed masonry and tall storefront glazing. Next door, 7 W. Main provides 1,952 square feet on the ground level plus a finished 1,397-square-foot mezzanine that overlooks the main floor and functions seamlessly as offices, VIP/bridal suites, or additional workstations.

The current build-out supports high-volume salon and creative studio operations with in-floor drains and hot/cold water to each station, three restrooms, a cyclorama/photo wall, washer-dryer hookups on both levels, and dual street entries that streamline guest and vendor flow.

Infrastructure includes comprehensive electrical and plumbing upgrades (2014), dual Rinnai tankless water heaters, Cat-5 data with a dedicated rack, a hard-plumbed dehumidifier, and professionally serviced HVAC. Recent capital work added a new pitched roof, fresh awnings, upgraded lighting, custom casework, and improved guttering, reducing near-term maintenance. Expansive glass along Main Street maximizes brand exposure, while controlled rear-lot parking removes a key downtown constraint.

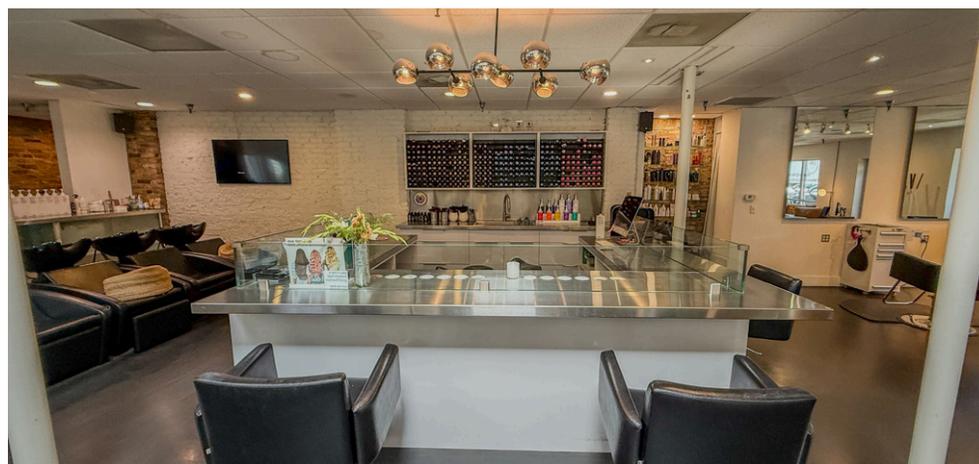
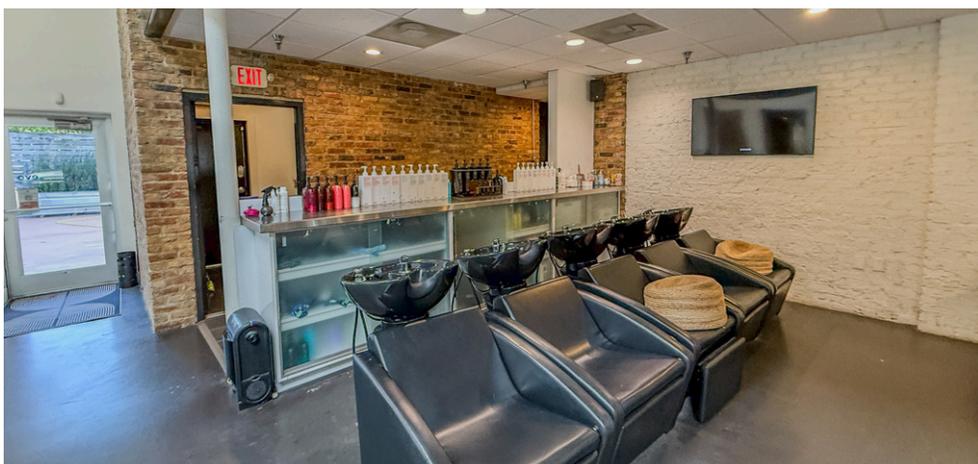
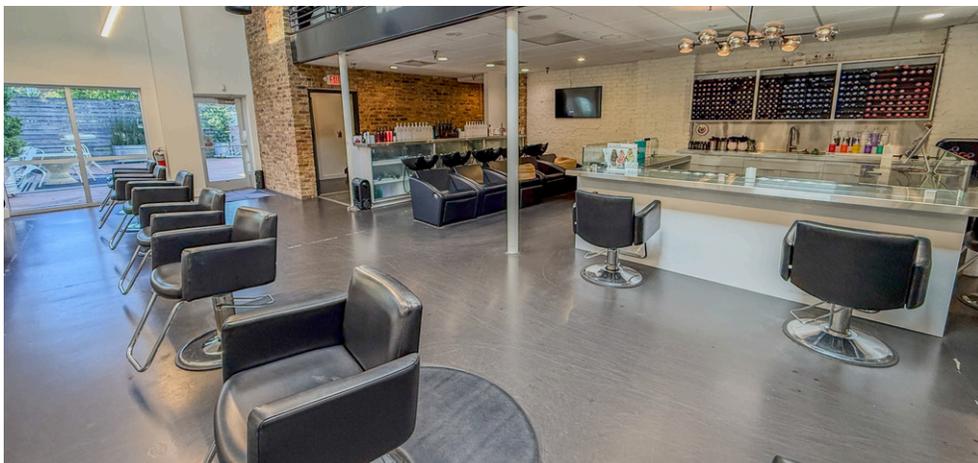
With flexible commercial zoning and robust utilities, the asset is positioned for continued salon use or quick conversion to med-spa, boutique retail, content production, event, or hybrid concepts with minimal downtime.



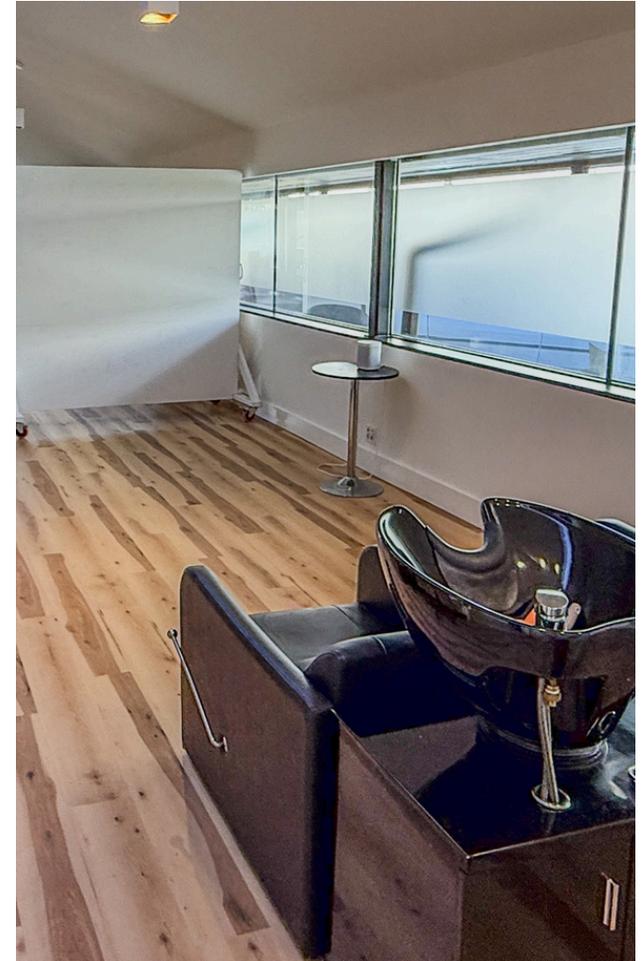
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





PENSACOLA MARKET AREA SUMMARY

Pensacola serves as the economic and cultural hub of Northwest Florida, benefiting from a diversified regional economy and sustained public and private investment. The market is anchored by major employers across defense, financial services, healthcare, manufacturing, and education, creating a stable employment base that supports long-term real estate demand. Unlike many coastal markets driven primarily by tourism, Pensacola's balanced economic profile provides resilience across market cycles while continuing to attract new residents and businesses.

Recent years have seen significant large-scale investment that reinforces the market's growth trajectory. Navy Federal Credit Union continues to expand its Pensacola campus through additional office facilities, structured parking, and infrastructure improvements, underscoring long-term confidence in the region. Advanced manufacturing investment, including the expansion of GE Vernova in Escambia County, has strengthened Pensacola's role within the broader energy and industrial supply chain. These projects generate high-quality jobs and contribute to secondary demand for housing, retail, and professional services throughout the metro area.

Public infrastructure investment further supports Pensacola's long-term outlook. The ongoing expansion and modernization of Pensacola International Airport is increasing passenger capacity and improving regional connectivity, benefiting both tourism and business travel. Combined with direct access to Interstate 10, proximity to the Port of Pensacola, and Florida's business-friendly tax environment, Pensacola remains well positioned to capture continued in-migration from higher-cost markets. Strong quality of life fundamentals, relative affordability, and consistent population growth continue to support demand across commercial, mixed-use, and residential real estate assets.



DOWNTOWN PENSACOLA SUMMARY



Downtown Pensacola represents the city's primary center for walkable commerce, culture, and experiential activity, blending historic character with ongoing reinvestment. Anchored by the Palafox Street corridor, downtown offers a dense mix of retail, dining, professional office, hospitality, and residential uses that attract both local residents and visitors year-round. The area's architectural character, proximity to the waterfront, and concentration of cultural assets create a unique environment that supports boutique commercial concepts and adaptive reuse opportunities.

Public and private investment has continued to strengthen downtown's role as a live-work-play destination. Incremental streetscape and infrastructure improvements along Palafox Street, including the City's Reimagine Palafox initiative, are intended to enhance walkability, accessibility, and long-term functionality of the corridor. These improvements complement ongoing private reinvestment in historic buildings, expansion of outdoor dining and retail experiences, and increasing residential density that drives consistent foot traffic throughout the district.

Downtown momentum is further supported by activity along the waterfront and at the Port of Pensacola, including the establishment of American Magic's high-performance sailing headquarters, which brings national and international visibility to the area.

Combined with entertainment venues, museums, festivals, and year-round tourism, downtown Pensacola continues to function as the region's most active commercial environment. These layered investments reinforce demand for well-located assets and position downtown as a durable, high-visibility submarket for long-term commercial real estate investment.



FOR MORE INFORMATION:

CHRIS BOUCHARD

SENIOR ADVISOR

CHRIS@SNSRE.NET

850.206.2140

SNS REALTY, INC.

120 E MAIN STREET, SUITE A

PENSACOLA, FL 32502

850.912.4460 | WWW.SNSRE.NET



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