

**PROPERTY DESCRIPTION**

The property offers a compelling opportunity for land or retail investors seeking flexibility and long-term upside. Situated on a prime corner lot with full access and no wetlands, the site is development-ready and efficiently configured for practical site planning, circulation, and access. Zoned HC/LI, the property supports a broad range of commercial and light industrial uses, allowing for diverse development strategies. Prominent frontage and strong visibility make the site well-suited for retail, service-oriented businesses, or mixed commercial concepts. Located within a growing Pensacola trade area, the property benefits from proximity to new grocery anchors Publix and ALDI, along with soon-to-open national retailers including Taco Bell, Wawa, and Tidal Wave Auto Spa, which are expected to further enhance traffic and area momentum. This offering represents a versatile investment opportunity suitable for both near-term development and long-term value appreciation.

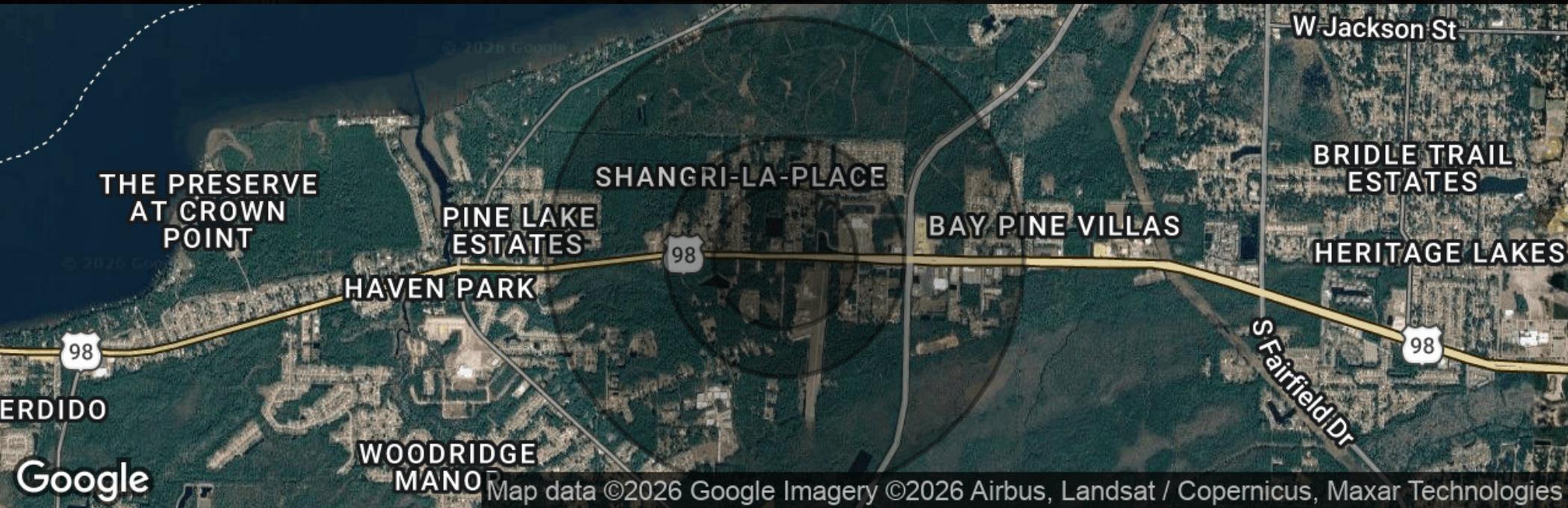
**PROPERTY HIGHLIGHTS**

- Zoned HC/LI
- Corner lot with full access
- High-traffic area
- Accessibility to major highways
- Potential for mixed-use development

**OFFERING SUMMARY**

Sale Price:	\$499,000
Lot Size:	1.1 Acres
Zoning	HC/LI
Property Type	Land
Traffic Count	11,100





POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	812	2,322
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	314	904
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$82,968	\$82,713	\$80,351
Average House Value	\$269,572	\$268,723	\$260,863

Demographics data derived from AlphaMap



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.

## EDUCATION

Harry has earned a Bachelor of Science degree in Finance

## MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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