

6508 W. Jackson St.
Pensacola, FL 32506

Value-Add Neighborhood Center with Recent Upgrades, Stable Tenancy & Future Expansion Parcel

Situated at the intersection of West Jackson Street and 65th Avenue, the center features three access drives, ensuring ease and convenience for visitors.

Renovated multi-tenant center including a new roof, updated electrical and plumbing, new HVAC systems, fresh exterior and interior finishes, upgraded signage, and a newly sealed and striped parking lot

Positioned on 2.45 AC+/- HCD land with incredible visibility, ample parking, and drive around capabilities for deliveries



For Sale: 6508 West Jackson Street
18,912 SF | 6-Unit Multi-Tenant Center | Zoned HCD

HIGHLIGHTS

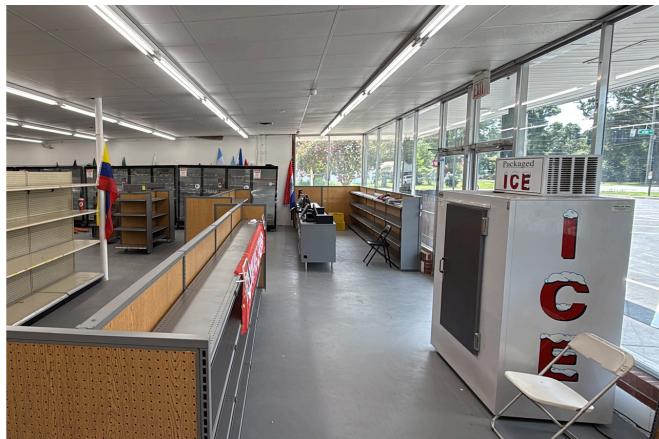
- ▶ FOR SALE \$1,439,000
- ▶ NOI \$101,160
- ▶ CAP Rate 7.08%

Cameron Cauley
CCA, MiCP, SIOR

Senior Commercial Agent
1850- 291-3341
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**Agent is a partial owner in property.





Bonus:

Sale includes an adjacent vacant parcel offering future development or expansion potential. The property is currently on certified septic systems with future sewer access planned through Escambia County's Jackson Street corridor revitalization project—which includes new roads, sidewalks, lighting, and landscaping enhancements

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HIGHLIGHTS

Strategically positioned at the signalized corner of Jackson Street and 65th Avenue, this fully renovated 18,912 SF multi-tenant retail center is situated on a 2.45-acre parcel in one of Pensacola's most established corridors. Zoned HCD and offering five access drives, full drive-around capability, and excellent frontage, this asset is ideal for investors or owner-users seeking a turnkey opportunity with upside.

Key Features:

Recently upgraded: new roof, HVAC, electrical & plumbing systems

- Fresh exterior/interior finishes, updated signage, and resurfaced parking lot
- Flexible layout with strong visibility and access
- Two long-term tenants in place:
- Sonlight Christian Center (tenant since 2015)
- AA Chapter (tenant since 2001)
- New Global Market SuperMarket - 5-YR Term

Ideal for owner-occupier seeking below market purchase price with passive income from existing tenants.

Value-Add Investor / 1031 Buyer targeting sub-\$2 M and proven tenant history.

**FOR SALE
\$1,439,000**

\$76.09 PSF

Investment Highlights

Cash-Flow Day One — 7.08 % cap with long-term faith-based / community tenants plus a brand-new supermarket anchor.

Value-Add Upside — Lease the remaining suite, push below-market rents to current neighborhood rates (\$12–18 NNN), or redevelop the included vacant parcel for additional income.

Revitalizing Corridor — Escambia County's Jackson Street Revitalization Project will bring new roads, sidewalks, lighting, and landscaping, plus future sewer tie-in.

Turn-Key Systems — Major mechanical and structural items already addressed, minimizing near-term capital outlay.

Flexible Layout & Strong Visibility — Corner frontage, multiple access points, and a clear-span interior allow re-demising or specialty uses.

\$1,439,000 | 7.08% Cap | \$101,160 NOI
Let's talk before this one's gone.

Property Information

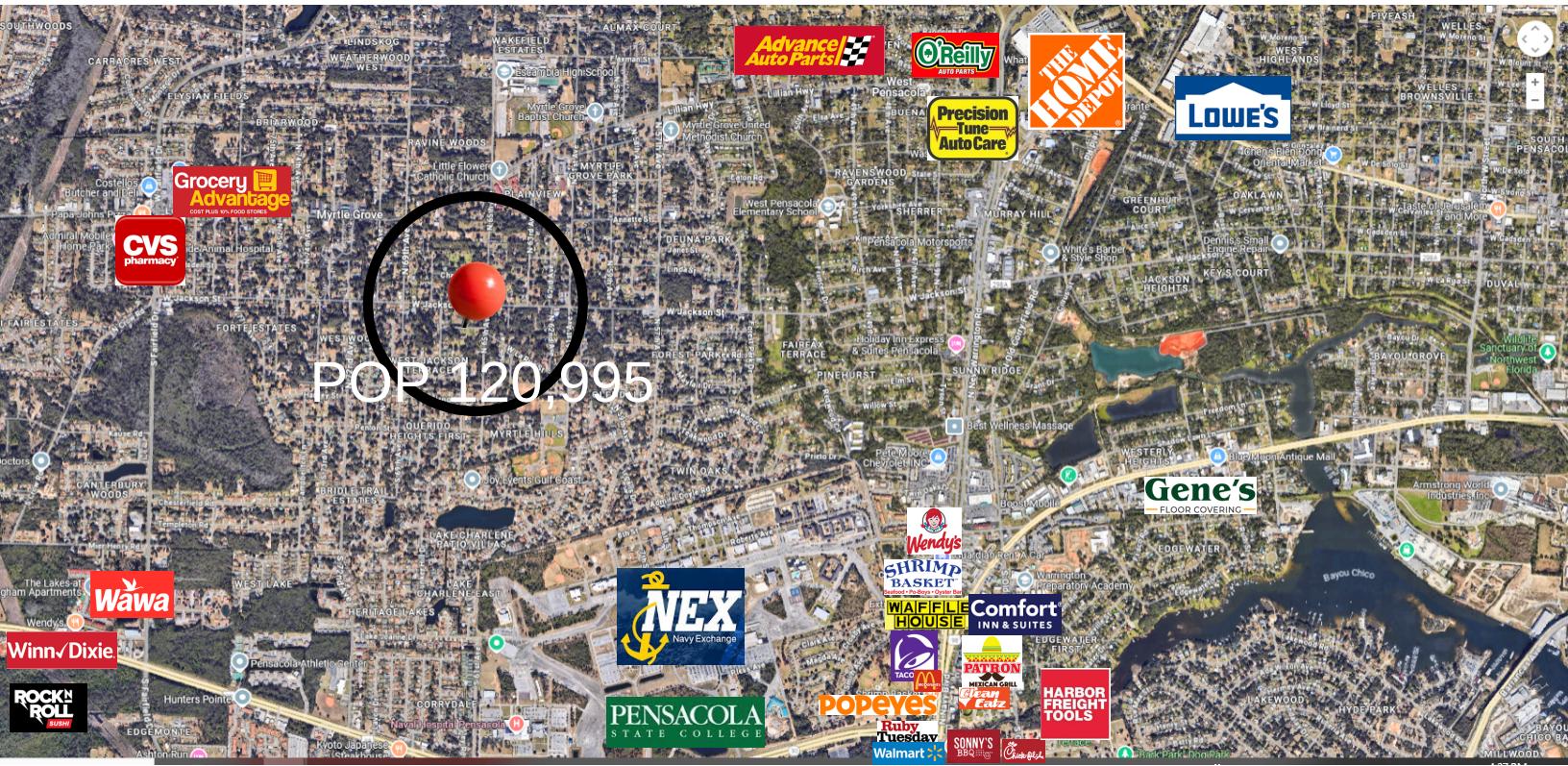
Land-	2.4515 AC +/-
Dimensions	430.6' x 327.50'
Frontage	430.6'
Parking	80 spaces
Zoned	HCD
PID	112S316500000015
Year Built	1964
Renovated	2024



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Marketplace Plaza sits at the gateway between Escambia County and Downtown Pensacola, in the heart of Myrtle Grove, a diverse, growing community with strong access to retail, schools, and transit.

The property benefits from its location along Jackson Street, a major east-west connector currently undergoing transformation through the Reimagine Jackson Street initiative. Led by local CRAs, this long-term plan includes street upgrades, greenways, crosswalks, pedestrian access, infrastructure improvements, and future sewer connectivity.

1-MI **3MI** **5MI**

POP	10,061	58,183	120,985
HH	3,632	23,383	48,203
Businesses			4,591
Employees			78,671
TOT SALES			\$8,408,964,000

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