

PRICE DROP

Major Price Reduction | Key Location
1.34 +/- AC COM Land

NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



8175 Scenic Hwy, Pensacola, FL. 32514

Strategic I-10 Commercial Site

Now offered at \$325,000, 8175 Scenic Highway provides an excellent opportunity for businesses seeking efficient access to both Escambia and Santa Rosa counties. Located near the base of the Escambia Bay Bridge, the property offers approximately 150 feet of Scenic Highway frontage and immediate connectivity to I-10, carrying more than 72,000 vehicles per day. Its strategic position along this major commuter and commercial route supports convenient customer access, regional service coverage, and efficient travel between Pensacola, Pace, and Milton.

HIGHLIGHTS

- Located immediately off the I-10 on-ramp
- I-10 - 72,000 cars per day
- Excellent exposure and access
- Positioned at entrance to Escambia Bay Bridge
- Quick logistics to Pace, and Milton, FL.
- Escambia Bay Bridge is the primary access connecting Pensacola to Santa Rosa County

For Sale

~~\$375,000~~

\$325,000

NAIPensacola

24 W. Chase St. Pensacola, FL. 32502



+1 850 433 0577



naipensacola.com

**For more information,
please contact:**



DeeDee Davis, SIOR

o: 850 380 6150

e: ddavis@naipensacola.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

Strategic 1.34± Acre Commercial Site with Immediate I-10 Access





Located near the base of the Escambia Bay Bridge, the property offers approximately 150 feet of Scenic Highway frontage and immediate connectivity to I-10, carrying more than 72,000 vehicles per day. Its strategic position along this major commuter and commercial route supports convenient customer access, regional service coverage, and efficient travel between Pensacola, Pace, and Milton.

Demographics	5 Miles	Population	1 Mile	3 Miles	5 Miles
		Total Population	5,173	29,575	74,946
Total Businesses	3,600	Average Age	43	39.9	39.1
Total EMP	46,235	Daytime POP			82,669
Total Sales 2026	\$6.778B				

Market Fundamentals

Within a five-mile radius, the property serves a substantial market that includes a 2026 population of 74,946 and a daytime population of 82,669. The surrounding commercial base supports 3,600 businesses, 46,235 employees, and approximately \$6.778 billion in annual sales. With an employee-to-population ratio of 61.69 per 100 residents and projected population growth through 2031, the area offers a strong combination of workforce activity, business density, and regional consumer reach.

Demographic information sourced through esri

Land Description

- 1.34 AC +/-
- 150 FT on Scenic Hwy +/-
- 150' x 400'
- Zoning Commercial
- PID 061S291003000009



Strategic 1.34± Acre Commercial Site with Immediate I-10 Access

