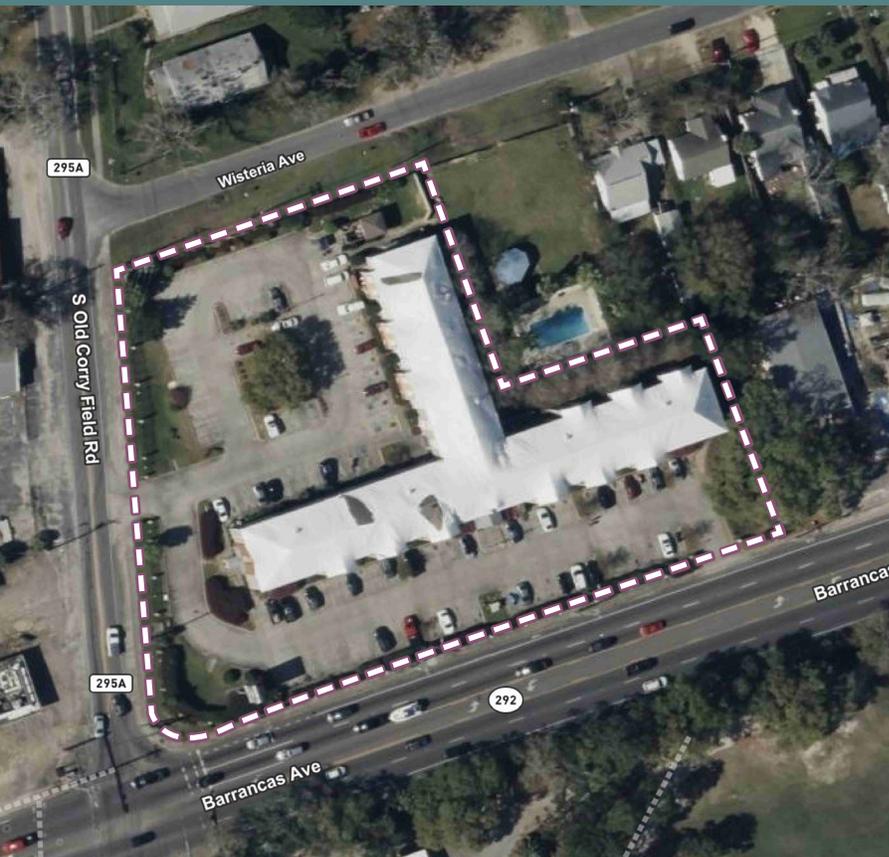


# Redevelopment Opportunity

Hotel | Retail | Convenience Store

3984 Barrancas Avenue, Pensacola, FL 32507

Located at the Gateway to Naval Air Station Pensacola, the Market's Largest Employer



## Highlights

- + Zoned for commercial use, supporting a wide range of potential uses including hospitality, retail, office, or mixed-use.
- + Property is a former hotel ready for redevelopment, offering a clean slate for investors and developers.
- + High Visibility & Access: Located on Barrancas Avenue (FL-292), a major commercial corridor with strong traffic counts and direct access to US-98.
- + Just minutes from Naval Air Station Pensacola, the largest employer in the region and home to the Blue Angels and the National Naval Aviation Museum.
- + Conveniently located within just a couple of miles of the thriving Downtown Pensacola, a vibrant hub for dining, entertainment, and business.

## Contact Us

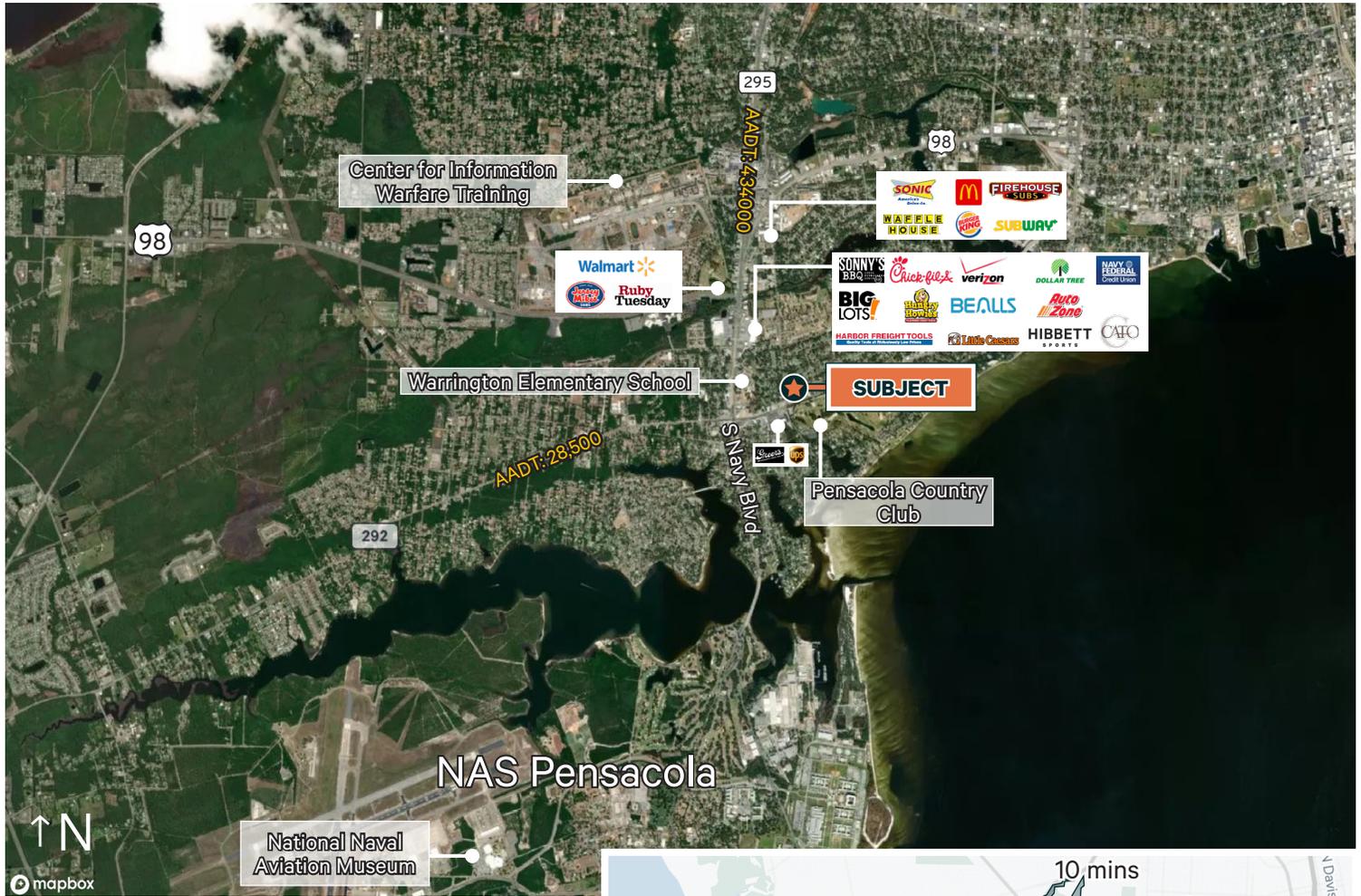
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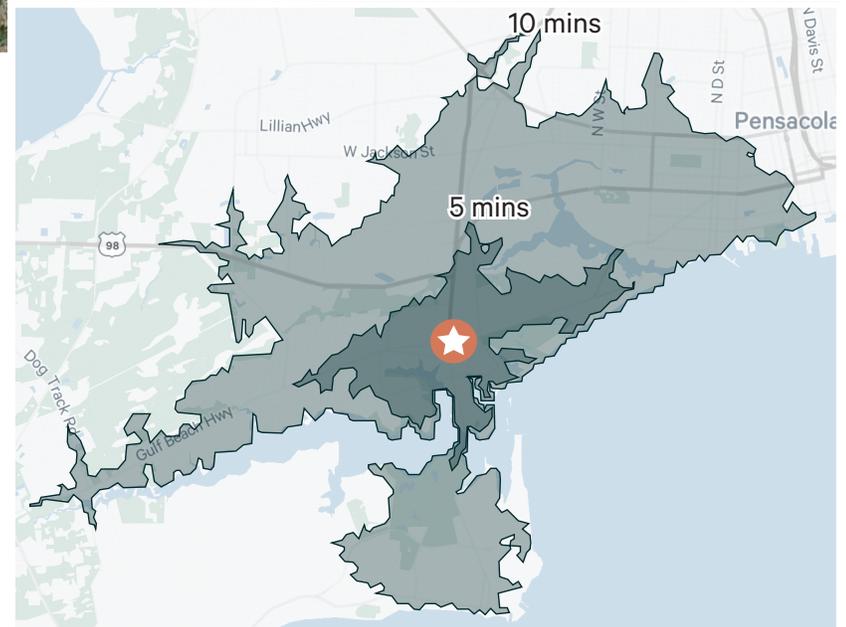
# Redevelopment Opportunity

3984 Barrancas Ave | Pensacola, FL 32507

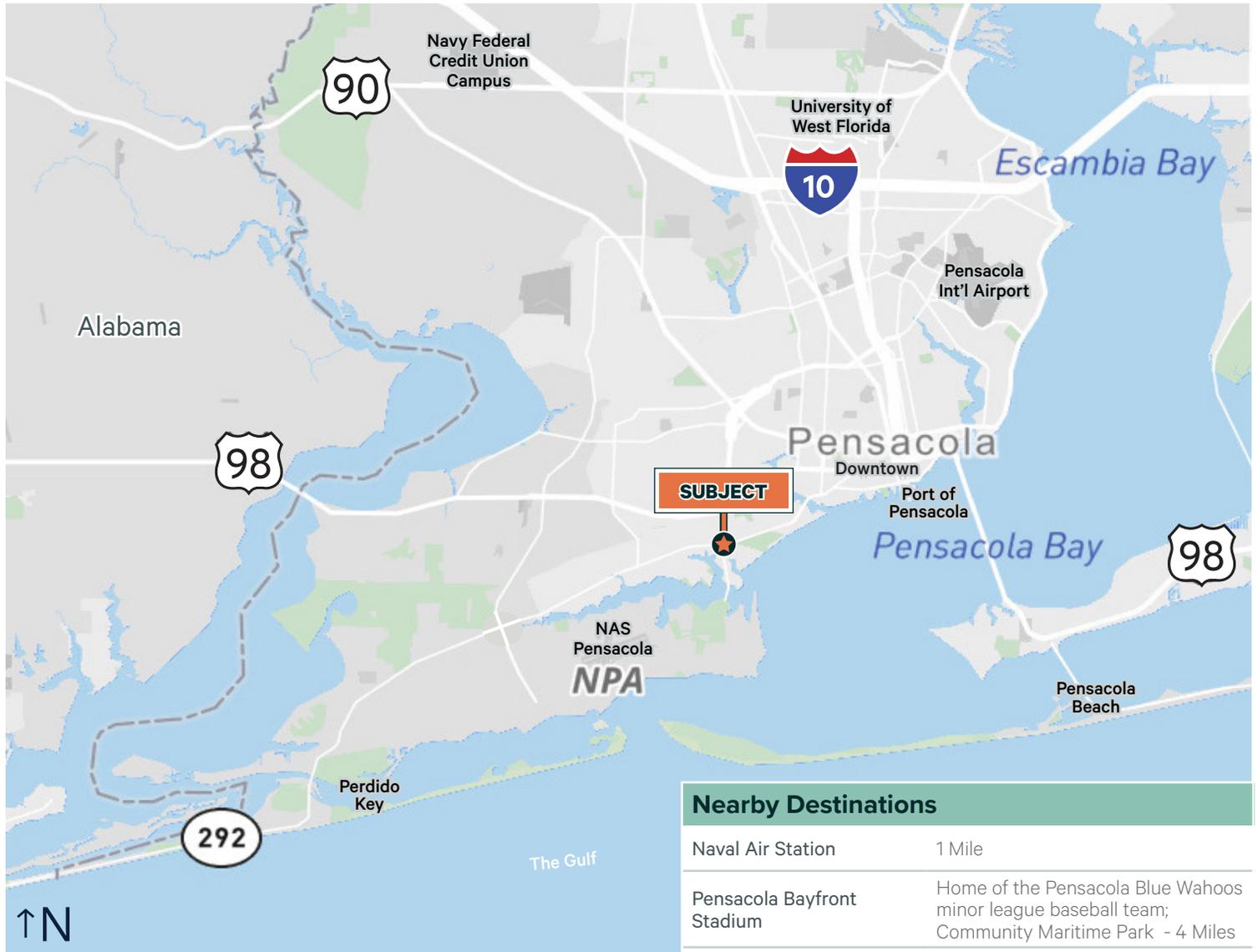


With a population now exceeding 500,000, the Pensacola MSA anchors the Florida Panhandle economy. Major employers include Naval Air Station Pensacola, Baptist Health Care, Ascension Sacred Heart, Florida Power & Light, and Navy Federal Credit Union. It's also home to the University of West Florida, Pensacola State College and Pensacola Christian College, in total serving a combined 35,000 students. Pensacola is also a major coastal tourism destination, famous for its white sand beaches and clear emerald water of the Gulf of Mexico.

Pensacola is serviced by air, sea and rail. Pensacola International Airport offers nonstop service to 9 major US cities, with over 1,300 domestic flights and 21 international flights via 6 major air carriers. The Port of Pensacola is a deep-water port strategically positioned along the northern Gulf of Mexico, with connection to Class-1 rail line (CSX). Major road transportation includes Interstate 10 connecting the Gulf Coast states to the Atlantic seaboard, US Hwy 29 connecting Pensacola to Alabama, and US Hwy 98, connecting the City to neighboring coastal communities.



2024 Demographics	5 Mins	10 Mins
Population	18,236	75,862
Avg Household Income	\$69,109	\$64,261
Housing Units	9,336	34,099
Median Age	37.2	35.0
Daytime Employment	13,921	60,038



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