

6911 Pensacola Blvd

Pensacola, Florida

4.34 Acres
Land Offering For Sale



Pensacola Blvd | Hwy 29

40,500 AADT



LAND OFFERING FOR SALE

6911 Pensacola Blvd

Pensacola, Florida

AVAILABLE NOW
4.34 ACRES

PRESENTED BY

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Interested parties will have the opportunity to conduct their own due diligence and inspections of the Property. Summaries of documents, including financial information, are provided only as overviews and should not be considered complete or authoritative analyses. All parties are strongly encouraged to review all materials independently and consult with their own legal, financial, and professional advisors.

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LAND OFFERING FOR SALE

6911 Pensacola Blvd

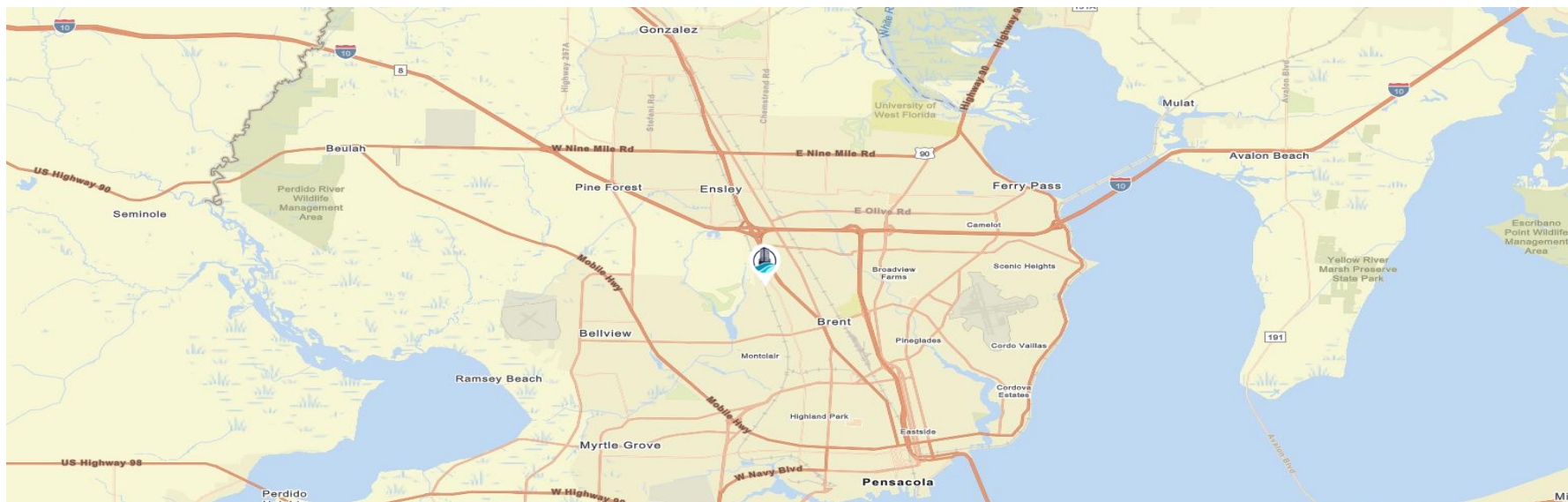
Pensacola, Florida

Property Description

This 4+ acre parcel offers a compelling commercial opportunity along Pensacola Blvd (Hwy 29), one of Pensacola's most heavily traveled corridors. The site currently includes an existing hospitality use, providing a clear foundation for repositioning or redevelopment to meet the area's strong retail and service demand. With excellent traffic counts and prominent frontage, the property supports a wide range of commercial uses including a coffee shop, gas station, QSR drive-thru, or other service-oriented concepts. High visibility and convenient access make the site well suited for businesses seeking consistent exposure to daily commuter traffic traveling to and from work.

Location Description

Located along Pensacola Blvd (Hwy 29), this stretch of corridor delivers exceptional visibility on one of Pensacola's primary north-south arteries, known for consistent traffic and long-standing commercial success. The area attracts daily consumer traffic from across the city and surrounding markets, making it a proven location for automotive, retail and service-oriented businesses. Nearby demand is supported by major employment and education anchors including the University of West Florida, Pensacola State College, Navy Federal and Naval Air Station Pensacola, providing a steady workforce and built-in customer base of students, professionals and military personnel. Pensacola International Airport is just minutes away, adding convenient regional and national connectivity. Surrounded by established national retailers and service providers, the corridor offers a reliable commercial environment with strong traffic counts and sustained demand-all within a city known for its historic downtown, white-sand beaches, and vibrant cultural attractions.



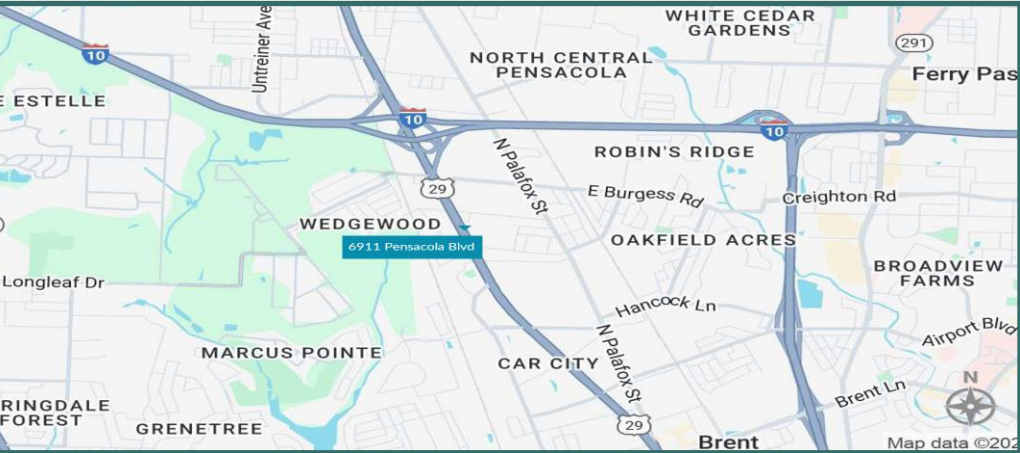
4± Acre Development Opportunity For Sale

6911 Pensacola Blvd, Pensacola, FL 32505

Sale Price \$

Location Information

Street Address	6911 Pensacola Blvd aka Hwy 29
City, State, Zip	Pensacola, FL 32505
County	Escambia
Market	Pensacola
Cross-Street(s)	Beulah Road
Side of the Street	West
Road Type	Highway
Nearest Hwy	Directly on Hwy 29
Nearest Airport	Pensacola International – 5 miles



Property Information

Zoning	HC/LI Heavy Commercial Light Ind.
Lot Size	4.3450 Acres
APN #	271S303101002042
Number of Lots	1
Lot Frontage	255 ft ±
Lot Depth - North	422 ft ±
Lot Depth - South	574 ft ±
Traffic Count	41,500
Traffic Count Street	Pensacola Blvd Hwy 29

Utilities and Amenities

Utilities	Municipal Water Sewer
Amenities	Grocery stores
	Restaurants and fast food chains
	Coffee shops
	Gas stations
	Banks and ATMs
	Car City



Retail Map

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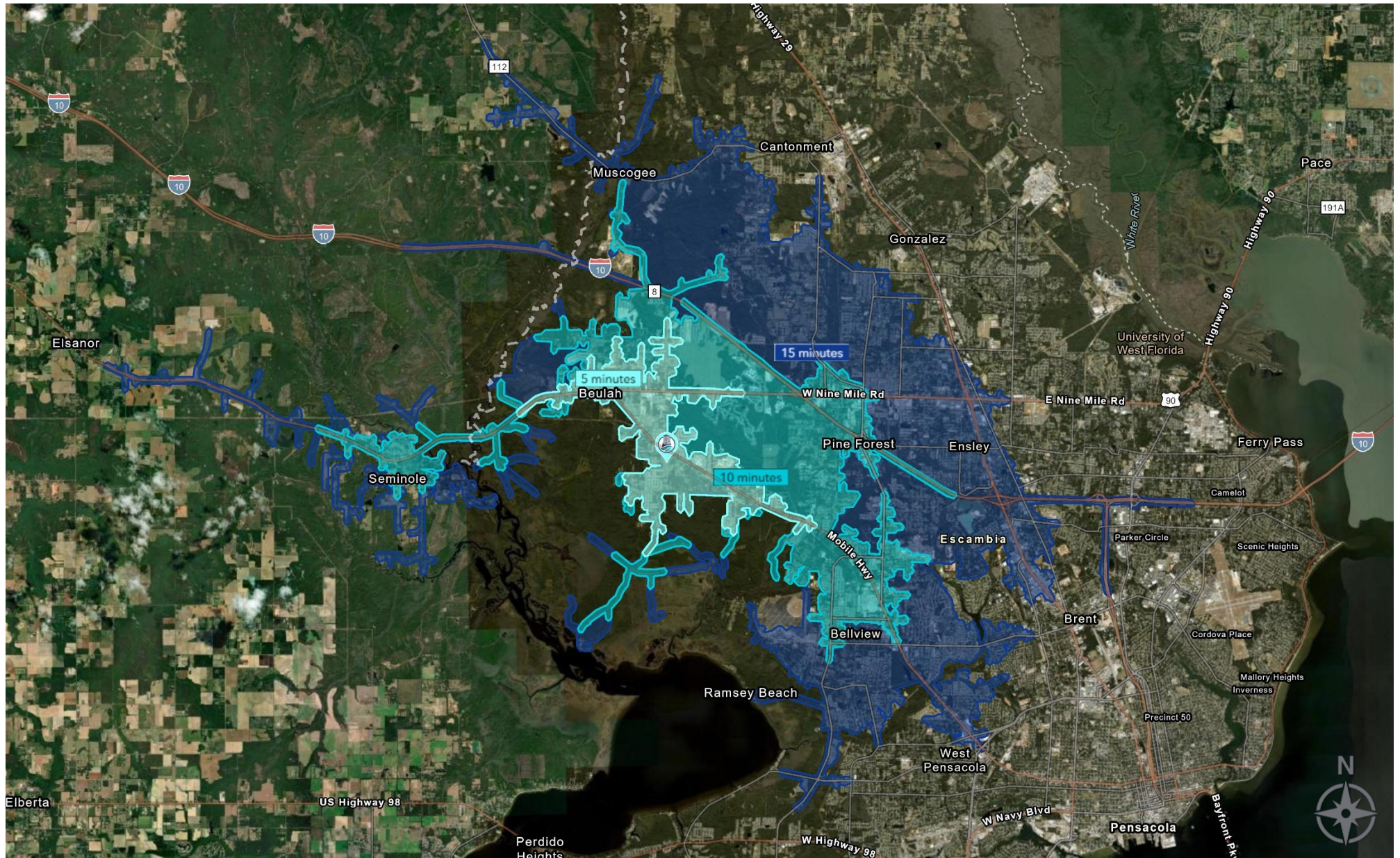
Additional Photos

6911 Pensacola Blvd, Pensacola, FL 32505



Drive Time Map

6911 Pensacola Blvd, Pensacola, FL 32505



Demographics

6911 Pensacola Blvd, Pensacola, FL 32505

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Drive time of 15 minutes

Total Population

210,910

With growth of **0.2%**, the population is expected to reach **213,358** by 2030.

Total Households

88,096

An estimated **14.8%** households live below the poverty line while **5.0%** have \$200,000 or more in disposable income.

Median Age

40.0

19.6% are under 18,
60.6% 18-65 and
19.9% 65 or older.

Home Value

\$290,571

Home ownership rate is **61.5%**, representing **54,146** homes while **9.7%** are vacant.

Disposable Income

\$59,317

Household expenditure is **\$83,320** per year, with **\$3,327** spent eating out, **\$9,595** on transport and **\$27,536** on retail.

Household Income

\$72,047

With an average of 2.28 people per household, the per capita income is \$40,172.

**Key
Facts**

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).

Demographics

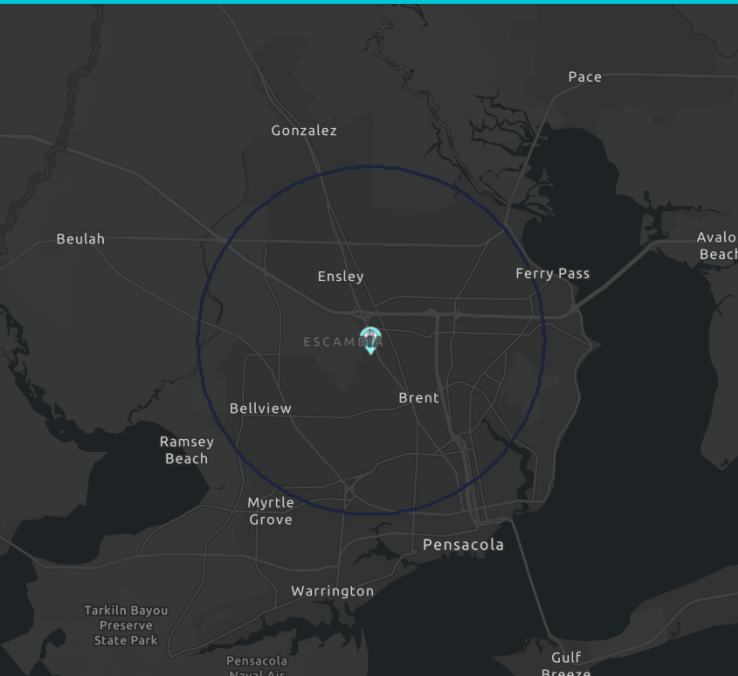
6911 Pensacola Blvd, Pensacola, FL 32505

(5 Mile Radius)

DEMOGRAPHIC PROFILE

6911 Pensacola Blvd, Pensacola, Florida, 32505

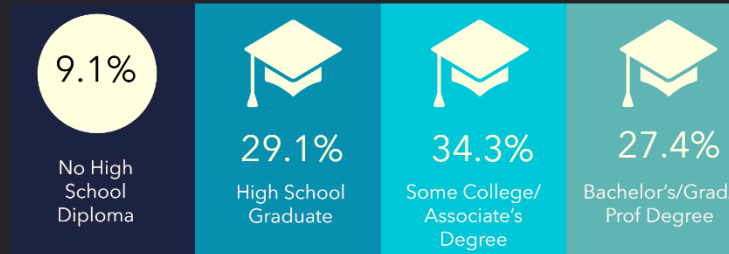
Ring of 5 miles



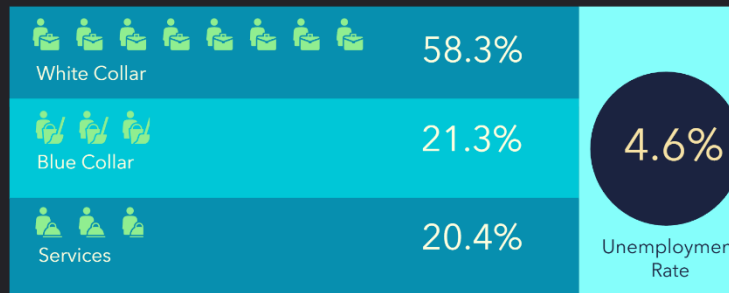
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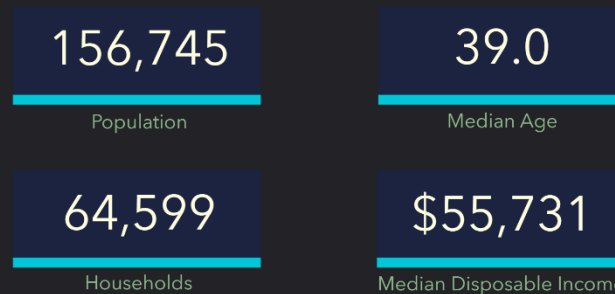
EDUCATION



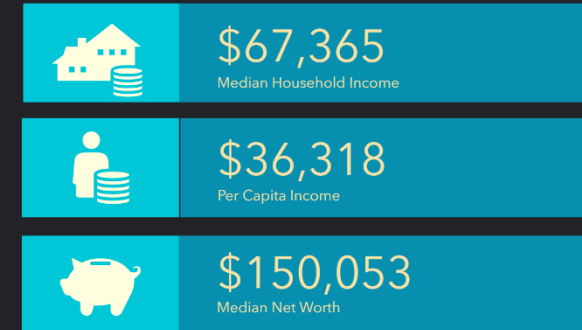
EMPLOYMENT



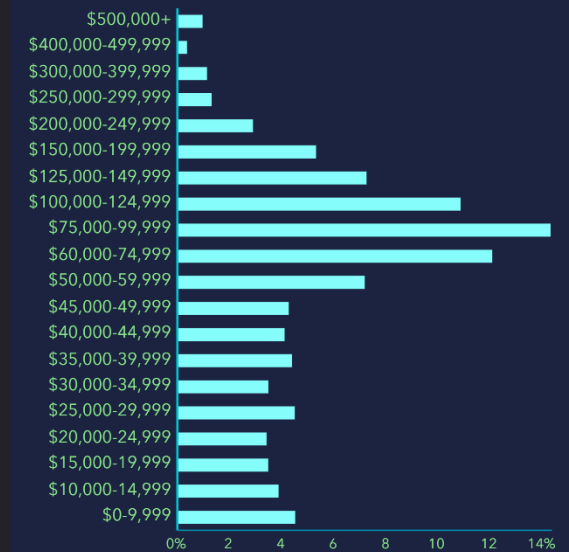
KEY FACTS



INCOME



HOUSEHOLD INCOME



About PENSACOLA



Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal-clear bay areas. With plenty of parks and recreation, this makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate, climate and a friendly community that is driven toward success present an unparalleled quality of life.



Meet the Team



MEHDI MOEINI
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Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
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Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.