

740 E BURGESS RD. | PENSACOLA, FLORIDA  
HOTEL LAND OUTPARCEL | 1.29 AC +/- HC-LI



## Prime 1.29 AC Pad Site in Pensacola's Interstate Commercial Hub

Offered for development, 740 E. Burgess Road is a strategically positioned 1.29-acre pad site adjoining Courtyard, SpringHill Suites, and TownePlace Suites by Marriott and directly across from the newly refreshed University Town Plaza retail corridor. Surrounded by national retailers, hotels, restaurants, and major medical employers, the site enjoys exceptional accessibility near I-10 and I-110 and is well suited for quick-service dining, specialty retail, or other high-visibility commercial uses.

**PAD SITE to COURTYARD, SPRINGHILL, & TOWNPLACE Suites by Marriott.**  
HOTELS · RESORTS · SUITES

# 740 E. Burgess Rd.

Pensacola, FL. 32504

## Site Map on Satellite Imagery - 1.6 miles wide

740 E Burgess Rd, Pensacola, Florida, 32504

Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 30.49563  
Longitude: -87.22425



## 5-Mile Radius | STDB 2025

- Population: 144,069
- Daytime Population: 156,017
- Total Employees: 86,969
- Total Businesses: 6,907
- Employee-to-Population Ratio: 60.37
- 2025 Total Sales: \$14B 641M

## For more information

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Broker

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Few locations offer this level of connectivity to both I-10 and I-110, with convenient access to the airport, retail core, and broader Pensacola market.

## Prime Interstate Commercial Location

740 E. Burgess Road offers a rare 1.29-acre pad site opportunity within one of Pensacola's most active commercial corridors. Positioned near I-10 and I-110, the site benefits from exceptional access, visibility, and surrounding commercial density.

## Surrounded by Proven Demand.

The property is adjacent to Courtyard, SpringHill Suites, and TownePlace Suites by Marriott, placing it within an established hospitality cluster that supports steady guest, business, and traveler traffic.

Directly across the corridor, University Town Plaza serves as one of Pensacola's primary regional retail destinations, anchored by major national users including BJ's Wholesale Club, JCPenney, Academy Sports + Outdoors, Boot Barn, Toys R Us, and Floor & Decor.

The site is also exceptionally well positioned relative to Pensacola's healthcare corridor. HCA Florida West Hospital is located on North Davis Highway, while Ascension Sacred Heart Pensacola and Baptist Hospital are both situated to the south near the I-110 corridor.

## Sale Information

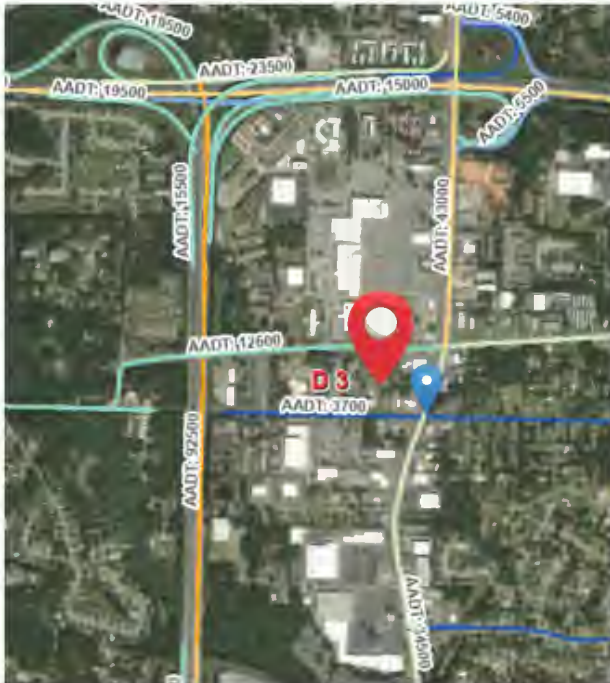
\$850,000

Seller preference leans toward a retail or restaurant user, though ownership is open to evaluating a range of commercial concepts.

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**Proven commercial environment.**

This is a mature, active corridor already supported by national retail, hotels, restaurants, healthcare users, and strong daily traffic patterns.



The property offers ingress and egress from both Burgess Road and Creighton Road, supporting excellent accessibility within this high-traffic commercial corridor.





**Market Snapshot**

The site is positioned within a highly active commercial trade area supported by a 5-mile population of 144,069 and a daytime population of 156,017, reflecting the area’s strong employment and consumer draw. With 86,969 employees, 6,907 businesses, and more than \$14.641 billion in total sales, the corridor offers outstanding support for retail, restaurant, medical, and service-oriented development.

**Regional Retail Gravity**

This site sits directly across from University Town Plaza, one of Pensacola’s most established retail destinations, drawing approximately 4.5 to 4.7 million visits annually and anchored by a proven roster of national brands.

**Interstate Driven Accesibility**

Positioned at the convergence of I-10, I-110, Davis Highway, and Creighton Road, the property offers exceptional connectivity for local consumers, regional commuters, and visiting travelers.

**Built In Hospitality Demand**

Adjoining Courtyard, SpringHill Suites, and TownePlace Suites by Marriott, the site benefits from immediate hotel guest exposure and an established lodging environment that supports food, service, and convenience-oriented uses.

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**NAI**Pensacola



## Positioned in the Center of Pensacola's Retail, Hospitality & Medical Growth Corridor.

### Property Recap

740 E. Burgess Road presents a premier 1.29-acre commercial pad site within Pensacola's interstate retail, hospitality, and medical corridor. Adjacent to three Marriott hotels and directly across from University Town Plaza, the site is supported by strong regional access, national retail synergy, nearby healthcare infrastructure, and more than \$14.641 billion in 2025 total sales within the 5-mile trade area.

For more information

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