

FOR SALE

PROPERTY OVERVIEW

Centrally positioned on one of America's "Top Ten Great Streets", The Post on Palafox Street rubs shoulders with exquisite retailers, an entertainment quarter and world renown restauranteurs. Downtown Pensacola's premier shopping and dining district is plush with craft breweries, a AA minor league baseball team, diverse dining options, a 10,000 seat arena, historic destinations, boutique clothing stores, home goods and much more. Just minutes away, Pensacola Naval Air Station employs more than 16,000 military and 7,400 civilian personnel. Across the bay, the world's finest sugar sand beaches attract 2.5 million visitors annually. And just north of downtown the growing Pensacola International Airport serves 2,731,604 passengers a year.

FEATURES

- Up to 200,000+ buildable SF
- .81 acres
- 150' maximum height
- 12,684 existing SF
- Built in 1900
- Palafox Street named one of America's "Top Ten Great Streets"
- Residential density allowed is 135 units/acre; 110 units permitted
- Multi-family, retail and hospitality possibilities!

DOWNTOWN RETAILERS

don alans

pure barre

PENSACOLA Saenger Theatre

Kilwins



SUMMARY

AERIAL MAP

PHOTOS

REDEVELOPMENT
CONCEPTS

SITE PLAN

AREA INFO

DEMOGRAPHICS



DOWNTOWN MAP KEY

- WEST MAIN
- PORT OF PENSACOLA
- SEVILLE HISTORIC DISTRICT
- PALAFOX STREET DINING/ENTERTAINMENT/SHOPPING
- EAST GARDEN DISTRICT

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CONCEPT 1

- Addition of a third floor
- Residential on second and third floors
- Retail/restaurant on 1st floor



CLICK IMAGE TO EXPAND

CONCEPT 2

- Renovate 2-story historic building interior (residential)
- Demo 1-story building
- Construct new 4-5 story structure (hotel/residential) and some structured parking.



CLICK IMAGE TO EXPAND

CONCEPT 3

- Repurposed historic building
- 7-level parking garage
- 159 guest room tower
- Palafox Street balcony
- Pool and fitness center



[CLICK HERE TO VIEW CONCEPTUAL RENDERING PACKAGE.](#)

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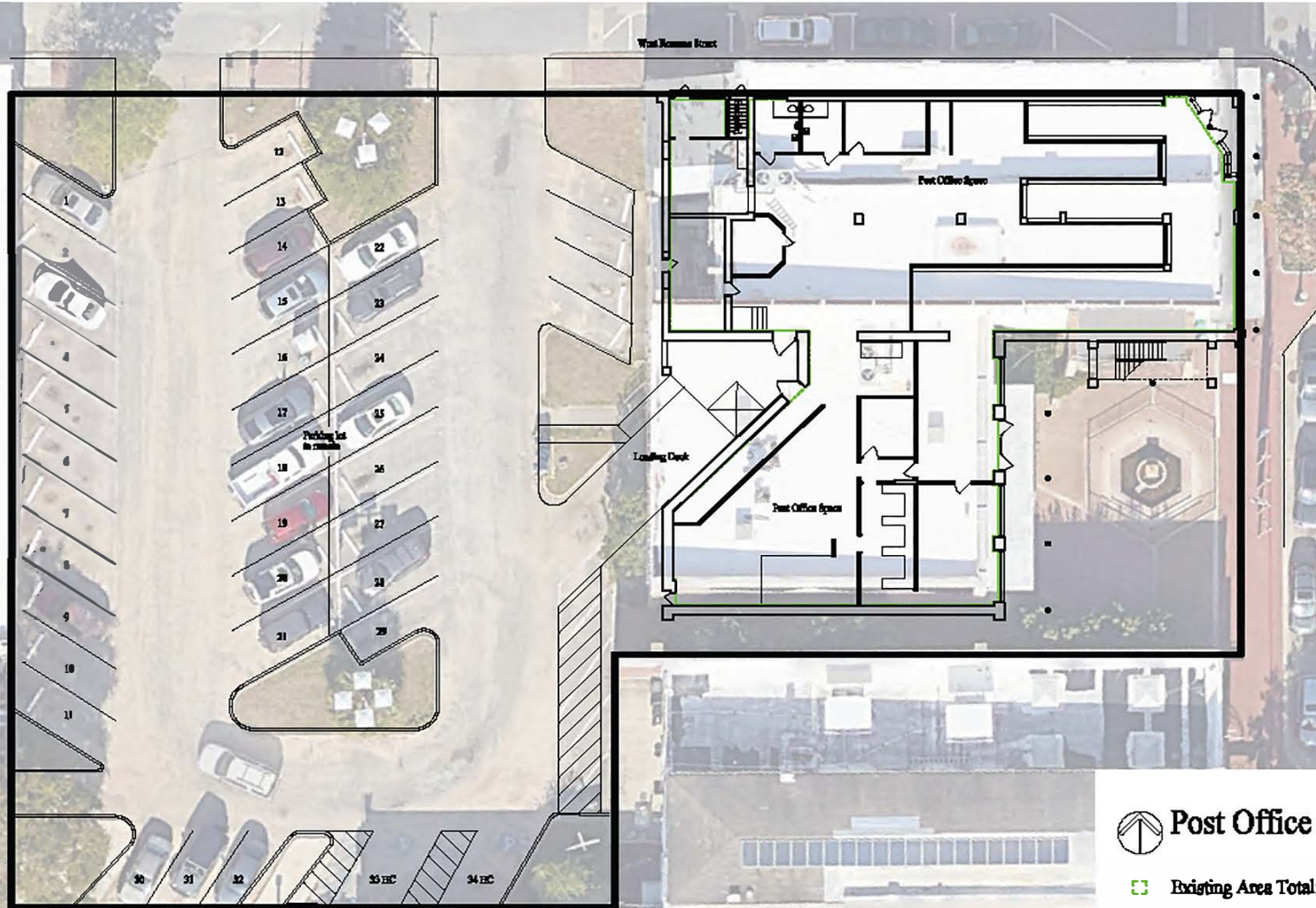
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 **Post Office - First Floor**
1/8"=1'-0"

 Existing Area Total: 7924 sqft.

Quina Grandhoffer Architects October 2020

DOWNTOWN PENSACOLA TOURISM HIGHLIGHTS

Founded by Spanish explorer Don Tristan de Luna in 1559, Pensacola is the first European settlement in North America. Over the centuries, the flags of Spain, Britain, France and the United States of America have flown over Pensacola making this beautiful City by the bay rich in both history and character.

At the heart of Pensacola lies its popular downtown/business core. Downtown Pensacola is known for its laid-back coastal way of life, history, diverse culture, and deep roots in the business and military communities. Over the past decade, the Downtown Pensacola area has exploded with both commercial and residential activity. Downtown Pensacola offers a myriad of activities from shopping and historical walking tours, to fine dining and entertainment.

Vacationers, performing artists, sports teams and residents are choosing Pensacola to live, work and play.

TOURISM IMPACT

- 2,505,200 total visitors in 2023
- \$2,023,670,100 economic impact from tourism
- 2,399,900 room nights sold in 2023
- \$1,317,318,200 direct spending by tourists
- Annual festivals attract 20,000-300,000 attendees
- Pensacola Farmers Market named among Florida's Best Farmers Markets by Southern Living Magazine

DOWNTOWN COMMERCIAL SPACE

- 333,865 SF of office space
- 110 commercial buildings
- The Port of Pensacola recently signed a 10-year lease with the American Magic Sailing Team. The lease brings 170 new jobs and \$285,000,000 in economic impact.



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2023 DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
	102,968	265,198	362,402

POPULATION

	5 MILE	10 MILE	15 MILE
	\$101,400	\$101,278	\$104,686

AVG. HH
 INCOME

	5 MILE	10 MILE	15 MILE
	40,080	105,201	143,123

HOUSEHOLDS

