

Restaurant Confidential at Pensacola Bayfront

905 E Gregory St Pensacola, FL 32502

PROPERTY SUMMARY



Property Description

Restaurant & Bar Real Estate For sale:
Uniquely positioned waterfront, full service restaurant and bar location. Currently operating Restaurant Business with plans of relocating. Building holds Large Full Service Kitchen, prep stations, and multiple dining areas. Separate Bar room offers bar stool and tabletop service potential. Expansive dining rooms and private meeting space. Open air balconied porches enjoy elegant Waterview setting.

Property Highlights

- Pensacola Bayfront Waterview Dining
- Approx. Acreage: 1.45 Ac Building SqFt: 8,500+/-
- Seating capacity of over 348
- Recent Renovations & Service upgrades
- Locally known for decades, Tourism synergy
- Excellent Visibility and Access
- City Pensacola Gateway Redevelopment District

Phil Sherrill

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Offering Summary

Sale Price:	\$4,900,000
Number Of Units:	1
Lot Size:	1.45 Acres
Building Size:	8,500 SF

Demographics

	5.25 Miles	3 Miles	1 Mile
Total Households	45,125	17,155	1,812
Total Population	98,739	35,217	2,650
Average HH Income	\$63,595	\$68,833	\$71,576



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LOCATION MAP



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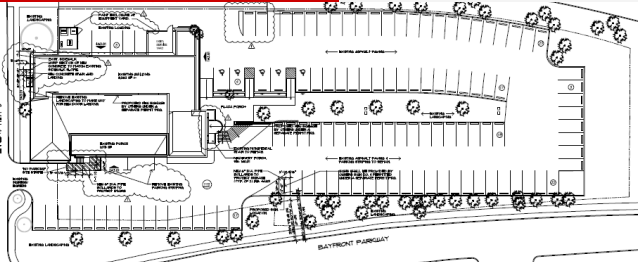
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ADDITIONAL PHOTOS



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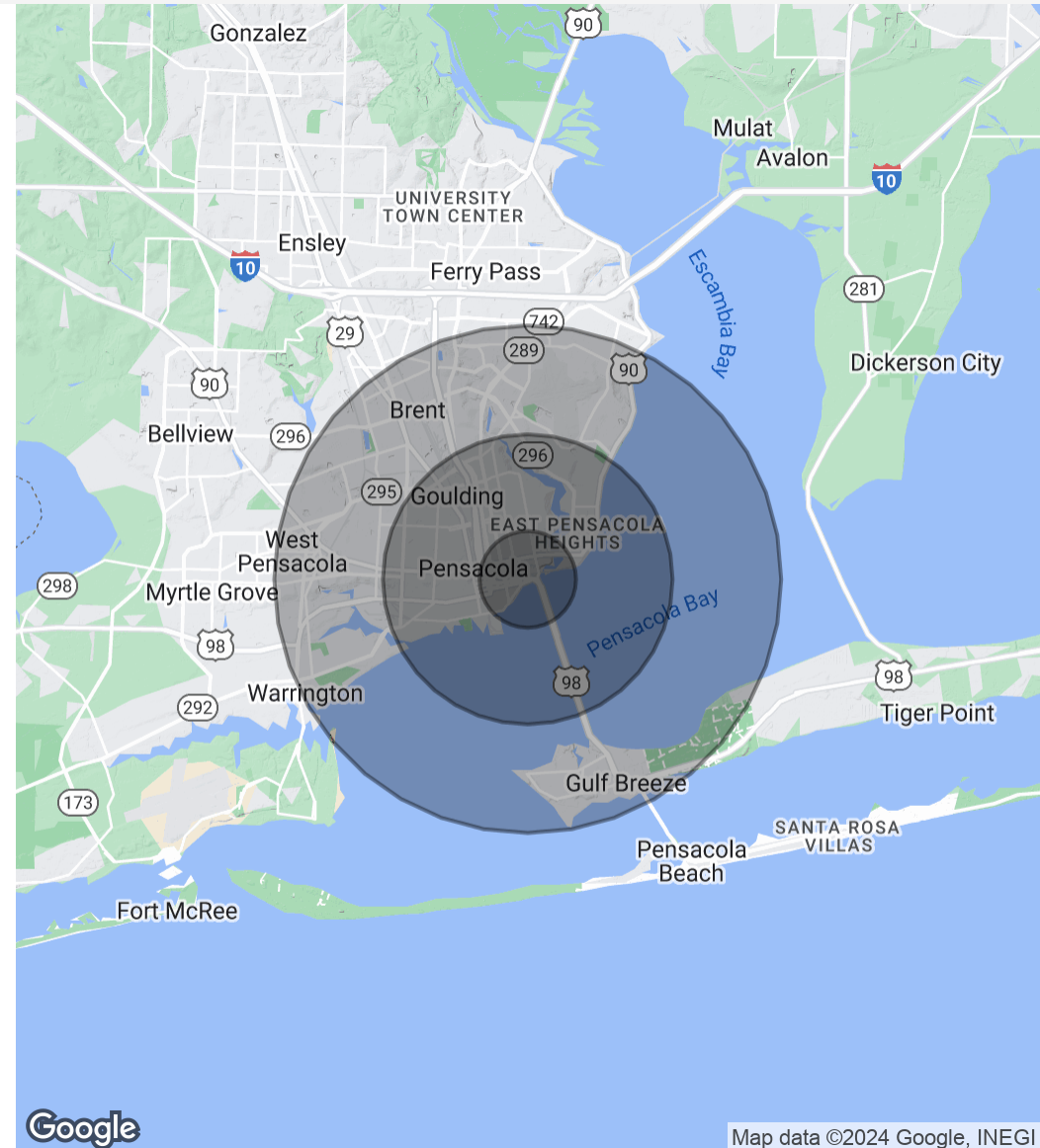
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DEMOGRAPHICS MAP & REPORT

Population	5.25 Miles	3 Miles	1 Mile
Total Population	98,739	35,217	2,650
Average Age	39.0	40.3	42.8
Average Age (Male)	37.3	38.1	41.1
Average Age (Female)	41.0	42.7	43.6

Households & Income	5.25 Miles	3 Miles	1 Mile
Total Households	45,125	17,155	1,812
# Of Persons Per HH	2.2	2.1	1.5
Average HH Income	\$63,595	\$68,833	\$71,576
Average House Value	\$183,623	\$213,258	\$312,267

** Demographic data derived from 2020 ACS - US Census*



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