



Gulf Beach Hwy & 700 E. Bartow Ave

Pensacola, Florida 32507

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Rapidly Developing Corridor

Surrounded by Established Residential

25,500 CPD 2023

Hard Corner Position

145' Frontage on Gulf Beach HWY

Median Cut in place

Primary Connector for Pensacolas' West Side to Downtown Business Core

Minutes to Pensacola Naval Air Stations Main Entrance

Surrounded by Commercial Service Trade Providers, Established, Established, and To Be Built Residential

Gulf Beach Hwy & 700 BLK Bartow Ave.
Pensacola, Florida 32507

HDMU LAND

Property Size:	1.40 AC +/-
Parcel Dimensions:	145 x 449.74 +/-
Frontage	145 FT +/-
Zoning:	HDMU

Purpose. The high density residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas.

Demographics

- 106,241 POP 5-Mile Radius
- EMP 54,923 5-Mile Radius
- Med Age 35 5-Mile Radius
- HH 39,254 5-Mile Radius
- 25,500 CPD 2023

Description:

Prime corner lot located on Gulf Beach Highway. This property boasts excellent visibility with over 24,000 cars passing by daily (CPD). The median cut is already installed, making access convenient. Situated on a highly travelled travel artery linking the thriving West side with the vibrant Downtown Business District, Warrington Trade Corridor, and Pensacola's Naval Air Station..

For Sale

\$220,000

Directions: The property is located at the SE corner of Gulf Beach Hwy and Bartow Ave. just east of Fairfield Drive.