

COMMERCIAL FOR LEASE

# DOWNTOWN PENSACOLA WATERFRONT DEVELOPMENT OPPORTUNITY

750 Commendencia Street, Pensacola, FL 32502



This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

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## OFFERING SUMMARY

|               |            |
|---------------|------------|
| Lease Rate:   | N/A        |
| Available SF: |            |
| Lot Size:     | 0.22 Acres |
| Zoning:       | WRD        |

## PROPERTY OVERVIEW

Downtown Pensacola Waterfront property for lease adjacent to the Ferry Landing. The site is approximately .22 acres and is situated on the south side of Main Street between Commendancia Street and South Jefferson Street. Located in the core of the Downtown Pensacola business district on Pensacola Bay and next to the Port of Pensacola. Parking to be negotiated with the City of Pensacola. All utilities are available on site. This site is located in the Waterfront Redevelopment District (WRD) and is established to promote redevelopment of the city's downtown waterfront with a compatible mixture of water-dependent and water-related uses which preserve the unique shoreline vista and scenic opportunities, provide public access, create a cultural meeting place for the public, preserve the working waterfront activities historically located in the waterfront area, and encourage a high quality of site planning and architectural design. Lease terms subject to approval by the Pensacola City Council.

## PROPERTY HIGHLIGHTS

- Most Preferred Uses: Shopping, Dining and Entertainment, Park and Open Spaces, Commercial Office Uses, Civic Uses and Residential Uses.
- Single Family: Maximum density of sixty (60) dwelling units per acre.
- Multi-Family: Maximum density of sixty (60) dwelling units per acre.
- Retail Services include: Personal service shops, clothing stores, restaurants and bars.
- Preferred uses as described in property overview and Portside Pensacola Reinvestment Strategy.



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proximity to Pensacola's Port, downtown and waterfront.

laboratories, education and community outreach, business incubators and flex working spaces, and other related uses.



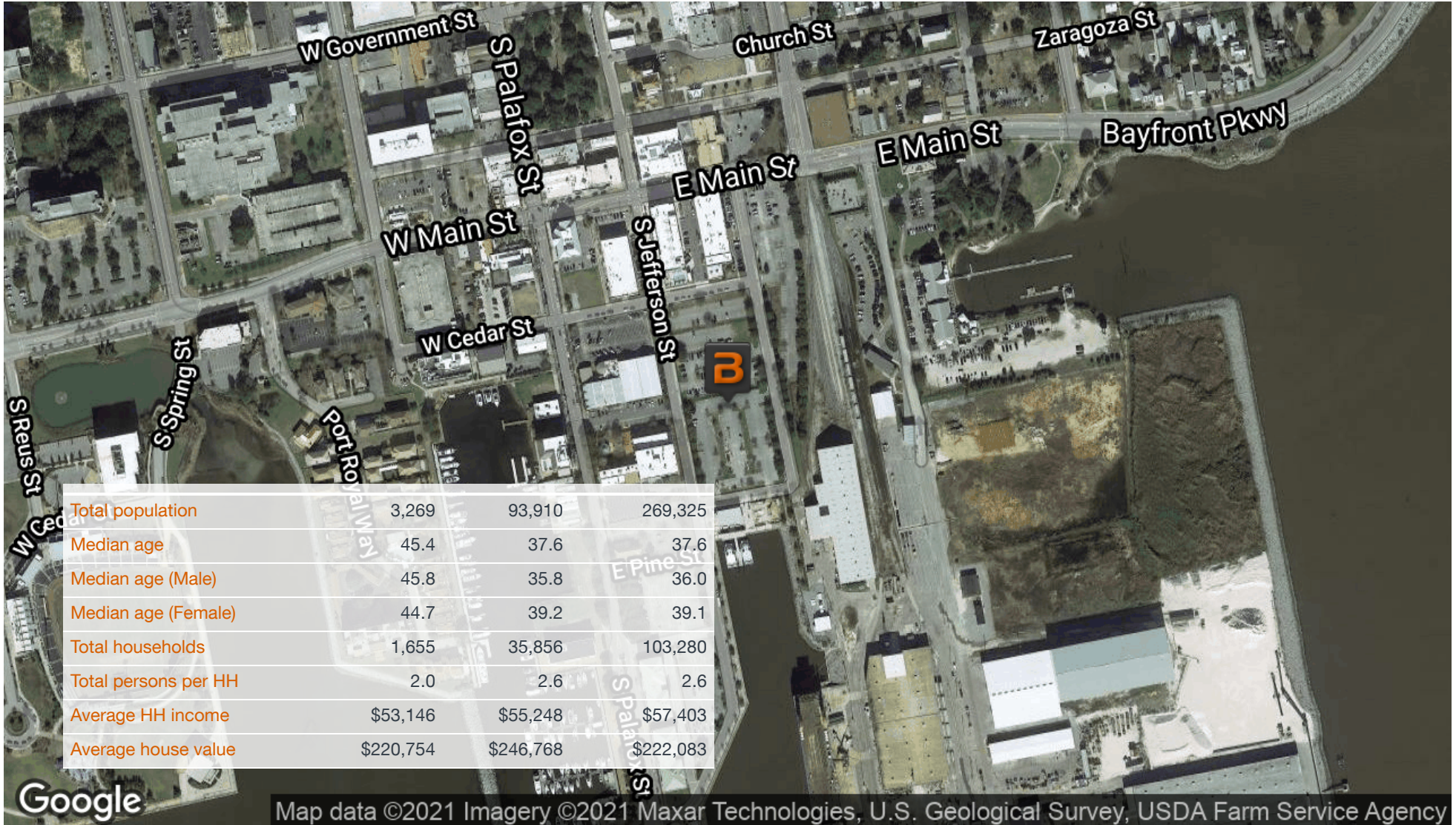
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