

PRICE DROP

Value-Add Neighborhood Center

Recent Upgrades,
Stable Tenancy &
Future Expansion Parcel

6508 W. Jackson St.
Pensacola, FL 32506



Previously offered at \$1,439,000 and now adjusted to \$1,275,000, Marketplace Plaza is offered at an approximate 7.9% cap rate based on stated NOI. The sale also includes an adjacent vacant parcel, creating added value through future expansion or development potential.



For Sale: 6508 West Jackson Street
18,912 SF | 6-Unit Multi-Tenant Center | Zoned HCD

Renovated multi-tenant center including a new roof, updated electrical and plumbing, new HVAC systems, fresh exterior and interior finishes, upgraded signage, and a newly sealed and striped parking lot

HIGHLIGHTS

- ▶ FOR SALE \$1,275,000
- ▶ NOI \$101,160
- ▶ CAP Rate 7.9%

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**Agent is a partial owner in property.





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HIGHLIGHTS

Marketplace Plaza is a fully renovated 18,912 SF multi-tenant retail center positioned at the signalized corner of Jackson Street and 65th Avenue. Situated on a 2.45-acre parcel in a well-established commuter corridor, the property benefits from strong frontage, five access drives, full drive-around capability, and a dense surrounding population base. Zoned HCD, the center is well suited for investors seeking stabilized income with upside or owner-users looking for a highly visible commercial asset.

The property has undergone extensive upgrades, including a new roof, HVAC, electrical and plumbing systems, refreshed interior and exterior finishes, updated signage, and a resurfaced parking lot.

Existing tenancy includes Sonlight Christian Center, in place since 2015, AA Chapter, in place since 2001, and New Global Market Supermarket on a new 5-year lease term.

FOR SALE

~~\$1,439,000~~

\$1,275,000

\$67.42 PSF

Investment Highlights

Cash-Flow Day One — 7.9 % cap with long-term community tenants plus a brand-new supermarket anchor.

Value-Add Upside — Lease the remaining suite, push below-market rents to current neighborhood rates (\$12–18 NNN), or redevelop the included vacant parcel for additional income.

Revitalizing Corridor — Escambia County's Jackson Street Revitalization Project will bring new roads, sidewalks, lighting, and landscaping, plus future sewer tie-in.

Turn-Key Systems — Major mechanical and structural items already addressed, minimizing near-term capital outlay.

Compelling basis with Price Reduction Reduced from \$1,439,000 to \$1,275,000, the offering creates a more attractive entry point for investors and owner-users alike..

Property Information

Land-	2.4515 AC +/-
Dimensions	430.6' x 327.50'
Frontage	430.6'
Parking	80 spaces
Zoned	HCD
PID	112S316500000015
Year Built	1964
Renovated	2024



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Why This Investment Wins

Signalized corner presence with multiple access points

Strong frontage, four access drives, and full drive-around capability make the property highly visible and easy to access for tenants, customers, and delivery traffic.

Recent capital improvements already completed

Major system upgrades including roof, HVAC, electrical, plumbing, signage, and parking lot resurfacing reduce near-term capital expenditure concerns and support operational stability.

Established and diversified tenancy

The property benefits from longtime tenants including Sonlight Christian Center and AA Chapter, along with New Global Market Supermarket on a new 5-year term.

Additional upside through included vacant parcel

The adjacent parcel adds flexibility for future expansion, redevelopment, additional parking, or other value-enhancing uses

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