

INDUSTRIAL REDEVELOPMENT OPPORTUNITY



6709 Pensacola, Blvd. Pensacola, FL 32505

19.76 AC
HC/LI Land

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Property Type:

Industrial Redevelopment or Retail/Specialty Use

- Size: ±19.76 acres
 - Price: \$4,449,000 (≈ \$225,126/AC)
 - Zoning: HC/LI (Heavy Commercial/Light Industrial)
 - Traffic Count: 40,500 CPD
 - Frontage: 555'
 - Location: Just north of W Street, under 1 mile to I-10
 - Demolition & Environmental Surveys Underway
 - Less than ½ mile to I 10
 - Median Cut Access
 - Off site retention in place
 - Rare Large Industrial Infill parcel along this corridor
- Notably, this asset sits squarely within Pensacola's iconic "Car City" a densely populated auto dealership district that draws daily traffic from across Escambia and Santa Rosa counties. It's also surrounded by regional hotels, service centers, fast food operators, and national brands a natural driver of visibility and traffic for B2B or showroom uses
 - The corridor is densely packed with automotive dealers, service providers, hotels, fast casual dining, and light industrial uses all contributing to a dynamic, mixed-use economic ecosystem.



Highest and Best Use Analysis

6709 Pensacola Blvd occupies a rare, high-visibility corridor position along one of Pensacola's most commercially active thoroughfares. Currently operating as Splash City Adventures, the property spans nearly 20 acres and enjoys 555 feet of frontage along Pensacola Blvd with a median cut, HC/LI zoning, and off-site stormwater retention in place - all key elements that support strategic redevelopment.

Given its proximity to I-10 (less than 1 mile) and its central placement within Car City a cluster of nationally branded automotive dealerships and service providers the site is uniquely positioned for industrial, flex, or distribution center development. Its size, infrastructure, and frontage also make it an ideal candidate for fleet operations, manufacturing, or last-mile logistics, especially given the regional demand for HC/LI-zoned property with easy east-west and north-south highway access.

While the existing recreational facility could potentially be repositioned or modernized for continued entertainment use, the highest and best use is clearly tied to industrial redevelopment, taking advantage of the site's scale, zoning flexibility, and surrounding economic drivers. Active demolition planning, environmental studies, and tree surveys are already in process, further enhancing the property's readiness for repositioning.



6709 Pensacola Blvd. | 19.76 AC | \$225K/AC

Positioned in one of Pensacola's most active industrial corridors, this ±19.76-acre site offers rare redevelopment potential with existing HC/LI zoning. Located just north of W Street and less than a mile from I-10, the property is ideal for logistics, warehousing, or manufacturing operations. Off-site retention is already in place, and demolition/environmental/tree surveys are underway to support future development.

Logistics & Transportation Advantages

- Zoned HC/LI – Heavy Commercial/Light Industrial
- 250' of frontage on Pensacola Blvd
- Traffic Count: Over 40,500 CPD
- Surrounded by industrial and logistics hubs
- Off-site retention + in-progress surveys ensure development-readiness



Competitive Pricing at \$225K per Acre – Redevelopment Ready

The strategic location, high visibility, and dense commercial surroundings make 6709 Pensacola Blvd an ideal opportunity for industrial users, logistics operators, or service-based retailers seeking a footprint in one of Pensacola's most active and established corridors.





Market Overview

5-Mile Radius

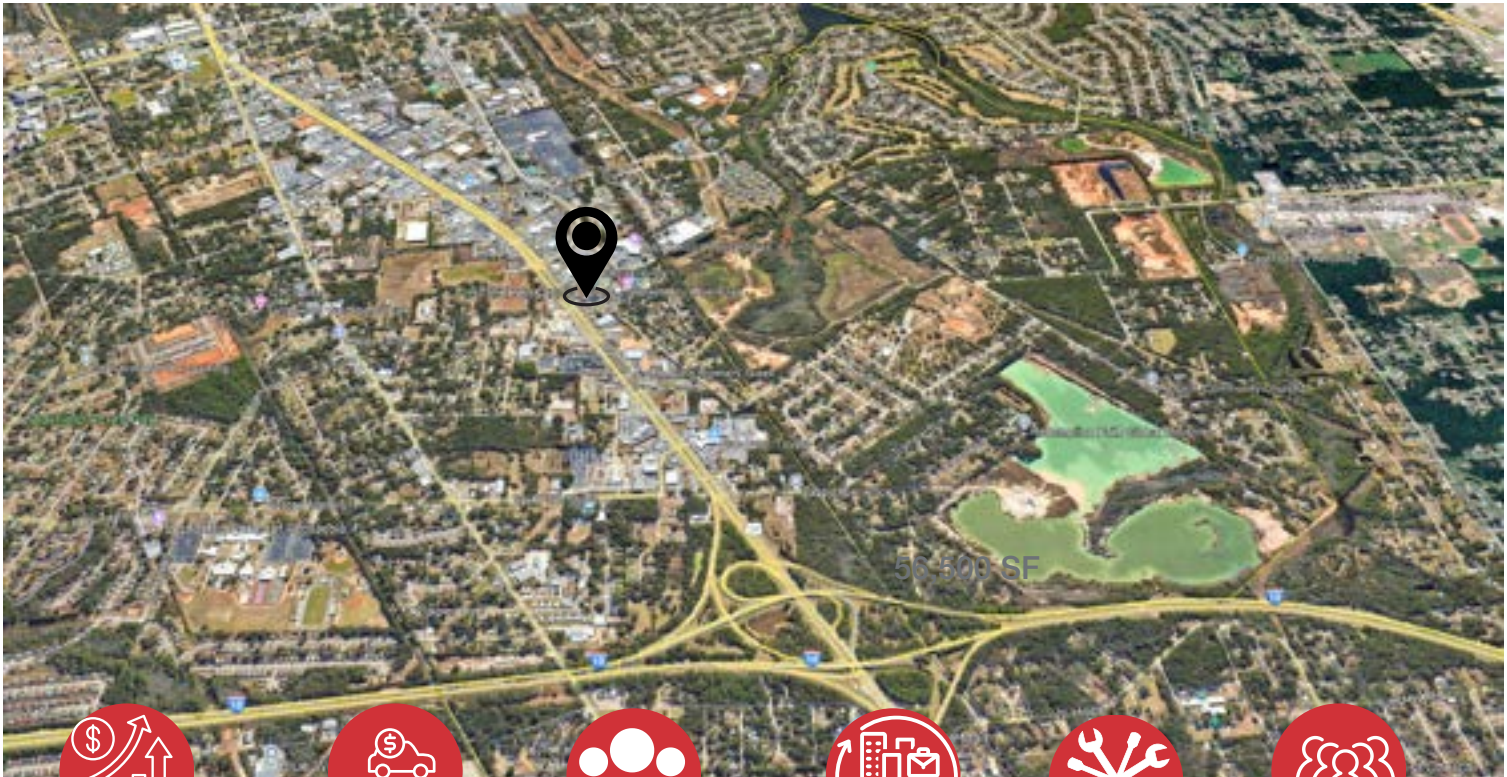
The subject property sits within one of Pensacola's most commercially active and densely populated corridors, offering strong fundamentals for both industrial redevelopment and commercial uses. This area demonstrates the type of demographic and economic vitality that investors, developers, and operators seek.

Spending potential and financial indicators underscore a community with significant purchasing power, financial activity, and real estate engagement ideal for businesses and investors targeting long-term stability and transactional volume.

The adjacency to I-10 (less than 1 mile) enhances logistical efficiency, making the property highly attractive for industrial redevelopment, distribution hubs, or flex-commercial use. This segment of Pensacola Blvd continues to attract capital investment and redevelopment, with institutional buyers and private investors alike targeting underutilized parcels for conversion to higher-value use cases.

**\$16.02
Billion**

sales volume
in 2025
5-MI RADIUS



Total Retail Sales
\$16B



Principal Paid
Auto Loans
\$127.7M



Population
161,479



Business
8,000



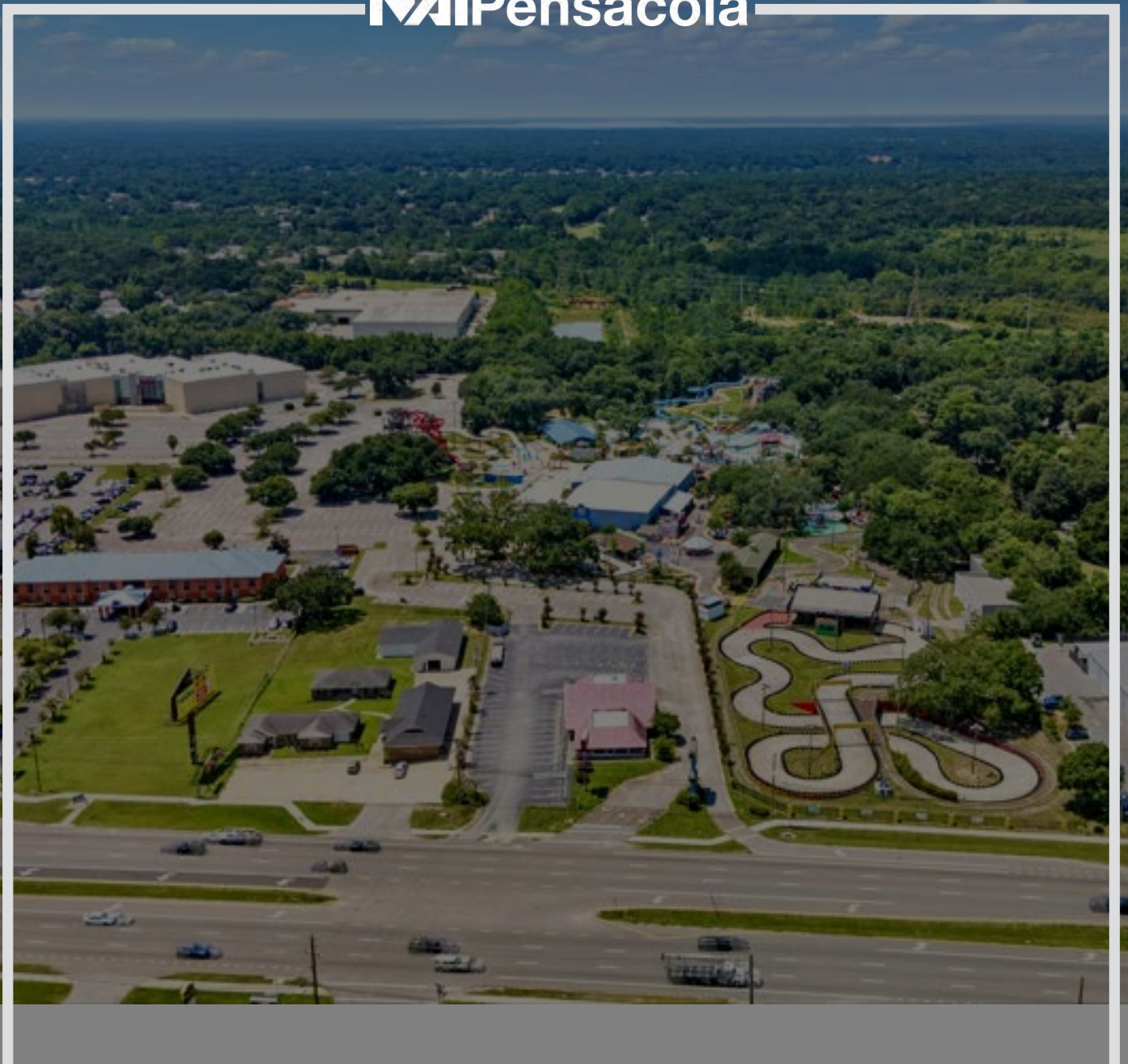
Automotive After
Market Sales
\$167M



Total Employees
96,232

Source: Site to Do Business

5-MI RADIUS



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