

8480 US-29
CENTURY, FL

PRIME REDEVELOPMENT OPPORTUNITY



23,500 VPD



VERO
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LISTING AGENTS

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EXECUTIVE SUMMARY

An aerial photograph of a property in Century, Florida. The image shows a multi-lane road (US-29) running diagonally from the bottom left towards the top right. To the right of the road, there is a large, open green field. In the foreground, there is a small building with a flat roof and a parking lot. The background is filled with dense green trees and vegetation. The sky is clear and blue.

Vero Capital Group is pleased to present an exclusive opportunity to acquire a vacant single-tenant property at 8480 US-29 in Century, Florida. This freestanding commercial building sits on a prominent parcel with direct frontage along US Highway 29, a key north-south thoroughfare connecting Northwest Florida to major regional markets. Most recently used as a restaurant, the property offers flexible repositioning or redevelopment potential for retail, service, or food operators.

With strong visibility, convenient access, and a strategic location near the Florida-Alabama border, the site is well-positioned to benefit from local demand drivers and long-term growth across the surrounding Escambia County market.

STRATEGIC LOCATION

The property enjoys strong visibility and direct access from US Highway 29, the primary commercial corridor running through Century and one of the most important regional routes in northwest Florida. US-29 connects Pensacola to the northwestern reaches of Escambia County and continues into southern Alabama, serving as a vital thoroughfare for both local and through traffic. Positioned near the Florida-Alabama border, the site offers strategic access to multiple regional markets while remaining well-situated for daily needs-based uses.

Century's stretch of US-29 supports a mix of retail, restaurant, municipal, and service-based uses, and the property benefits from its proximity to surrounding community anchors such as schools, churches, medical offices, and the Century Correctional Institution—one of the area's largest employers. The nearby residential neighborhoods and public facilities generate reliable daytime and evening traffic, creating an active trade environment.

ZONING

8480 US-29, Century, FL 32535 lies within the incorporated limits of the Town of Century. The General Commercial zoning district in Century is intended to accommodate retail, service, food and beverage, and professional office uses that serve both local residents and regional traffic. Properties within this zoning typically permit uses such as restaurants, convenience stores, automotive services, and other neighborhood-scale businesses, either by right or with minimal conditional approval. Because the property was most recently used as a restaurant, a similar or compatible use would likely align with the existing zoning and minimize permitting friction.

STRONG RETAIL CORRIDOR

The local economy is supported by a mix of public services, small businesses, regional manufacturing, and logistics operations. Nearby towns such as Flomaton and Atmore, Alabama, host light industrial employers and distribution centers, while Century itself continues to attract interest for its access to infrastructure, availability of developable land, and lower cost of operations. The broader Escambia County area is anchored by strong employment sectors in healthcare, education, military, and finance, with major employers including Navy Federal Credit Union, Ascension Sacred Heart, and Baptist Health Care located within a 45-minute drive.

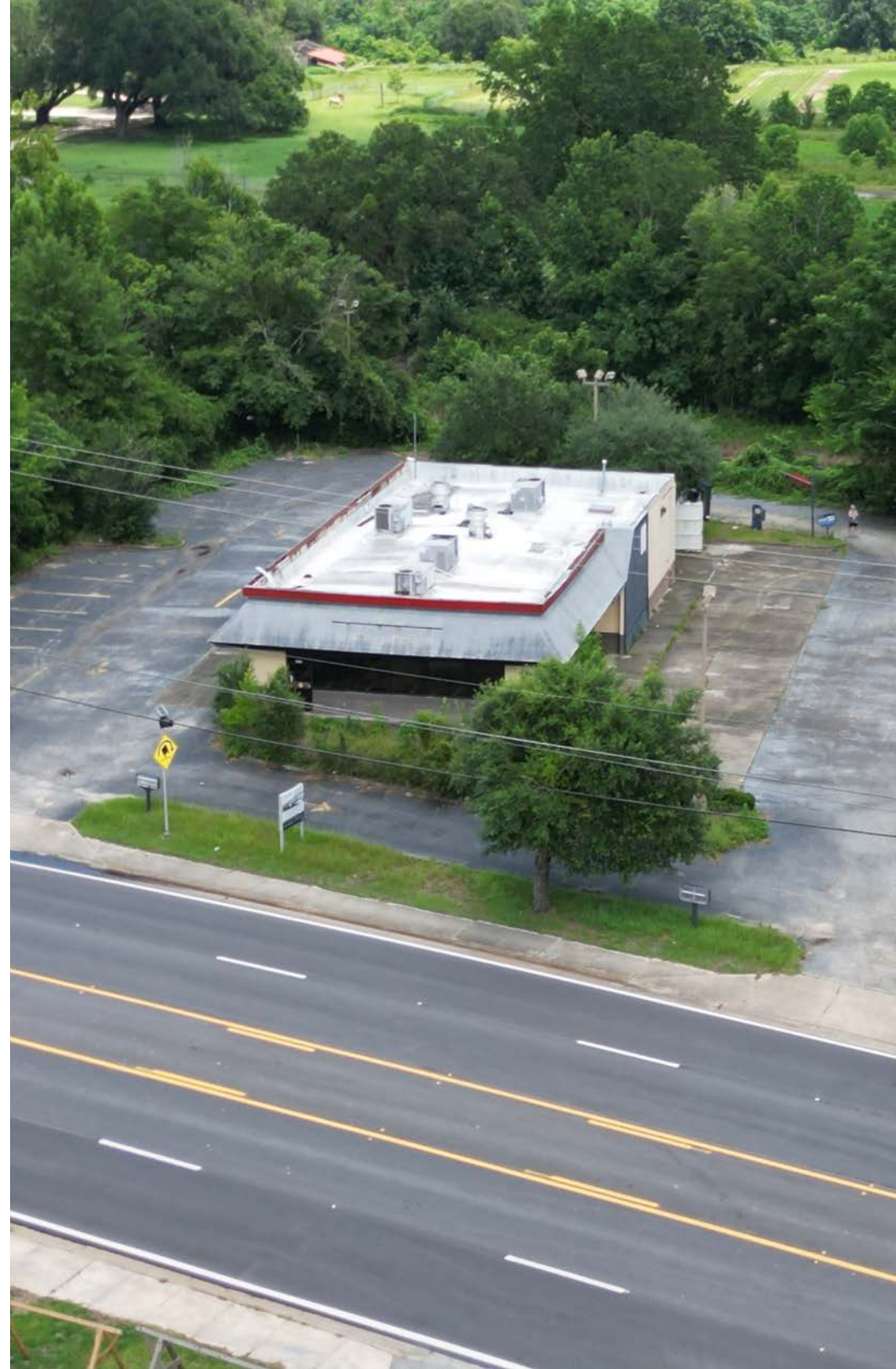
Century is also designated as a Rural Area of Opportunity by the State of Florida, offering potential access to state-supported economic incentives and resources for qualifying businesses. This designation, paired with local support for business growth and the property's prominent frontage on US-29, presents an attractive opportunity for operators looking to establish a presence in a stable and underpenetrated Gulf Coast market.

PROPERTY DATA

Listing Price
\$450,000

ASSET OVERVIEW

ADDRESS	8480 US-29, Century, FL 32535
PROPERTY TYPE	Vacant Building
OWNERSHIP TYPE	Fee Simple
BUILDING SIZE	3,255 SF
PARCEL SIZE (AC)	1.37 Acres
PARCEL SIZE (SF)	59,677 SF
PROPERTY ZONING	INCORP
YEAR BUILT	1996



LOCATION OVERVIEW

Century, Florida

Century is a small but strategically positioned town in northern Escambia County, Florida, near the Alabama state line. As the northernmost incorporated municipality in the county, Century plays an important role in connecting Northwest Florida to regional markets across southern Alabama. Century benefits from its location along U.S. Highway 29, a key north-south transportation corridor that links Pensacola to Montgomery and beyond. This direct highway access supports regional mobility and makes the area an important pass-through market for commercial activity.

Century is part of the greater Pensacola metropolitan area, which includes more than 500,000 residents and continues to see steady population and employment growth. The town is within a 45-minute drive of downtown Pensacola and is easily accessible to nearby communities such as Flomaton and Atmore, Alabama. The surrounding region is supported by a diverse mix of employers across sectors including healthcare, logistics, education, and light manufacturing. In addition, Century is designated as a Rural Area of Opportunity by the State of Florida, allowing for potential access to economic development incentives and funding programs.

Though small in scale, Century offers essential community services, schools, local businesses, and access to regional infrastructure. U.S. Highway 29 serves as the primary commercial corridor, with a mix of retail, restaurant, public, and service-oriented uses. Nearby points of interest include the Escambia River, recreational access to natural areas, and a network of state and county roads that support both local and regional traffic. The town has made efforts in recent years to improve infrastructure and attract new investment while preserving its rural character and community focus.

Century’s affordability, accessibility, and regional connectivity make it well suited for businesses and investors seeking a presence in Northwest Florida. With direct access to regional markets, lower operating costs, and support from local leadership, the area offers long-term potential for retail, service, and commercial redevelopment.

DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2024 Estimate	2,487	4,750	17,931
2029 Projection	2,819	5,021	21,813

Households	3 Mile	5 Mile	10 Mile
2024 Estimate	972	18,037	5,810
2029 Projection	1,140	19,000	6,038

Income	3 Mile	5 Mile	10 Mile
Average HH Income	\$43,000	\$47,420	\$55,891



AERIAL OVERVIEW



REGIONAL MAP



