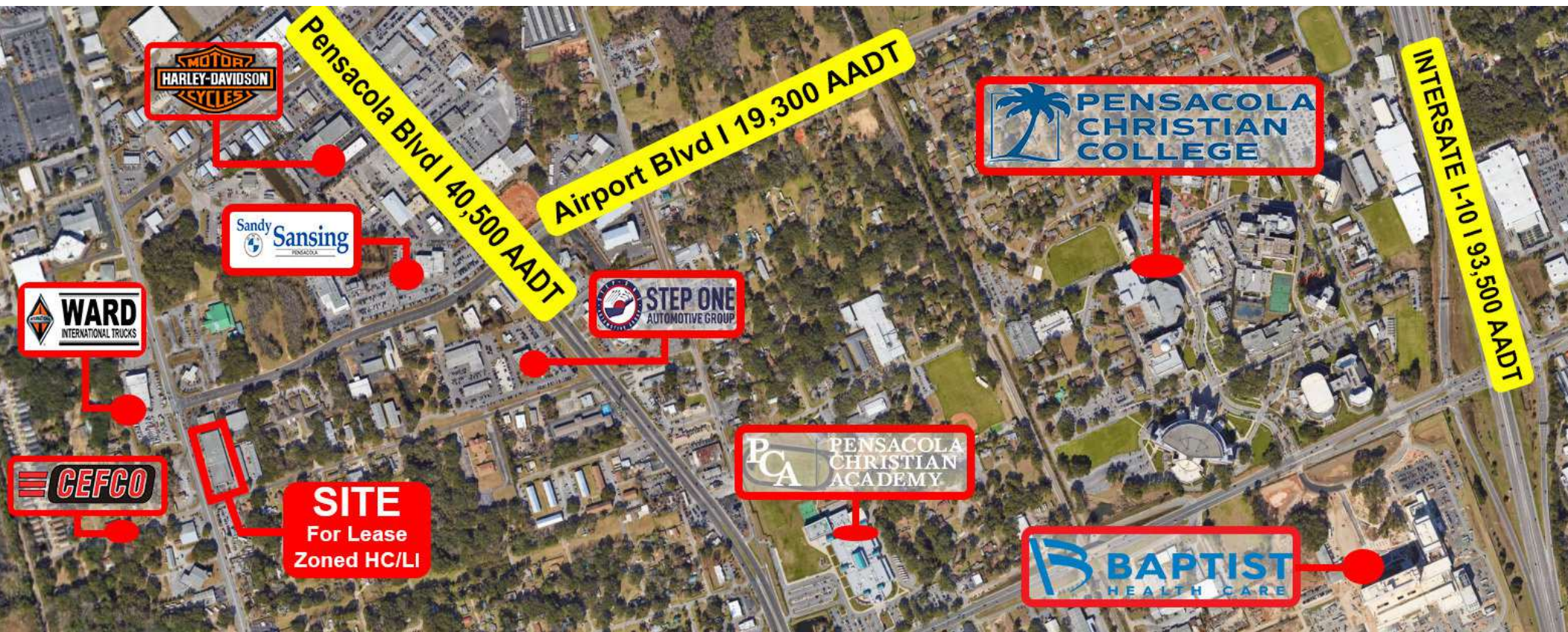


BELLCORE

COMMERCIAL



HIGH-VISIBILITY STRIP CENTER FOR LEASE IN CENTRAL PENSACOLA

5800 N W ST, PENSACOLA, FL 32505



PROPERTY DESCRIPTION

Located at the intersection of North W Street and W Airport Boulevard, this 32,450 SF strip center in central Pensacola offers outstanding access and visibility. Positioned on 1.92 acres with HC/LI zoning, the property is just minutes from Highway 29 and I-10, as well as popular destinations like Cordova Mall, Pensacola Beach, and Historic Downtown. The center features 10 units with multiple tenants and 15-foot ceiling heights, making it suitable for a variety of retail or office uses. Ample on-site parking supports both customer and employee convenience.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for customers and employees
- Easy access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	2,058 - 2,450 SF
Lot Size:	1.92 Acres
Building Size:	32,450 SF
Zoning	HC/LI
Property Type	Retail
Traffic Count	27,500
Market	Pensacola



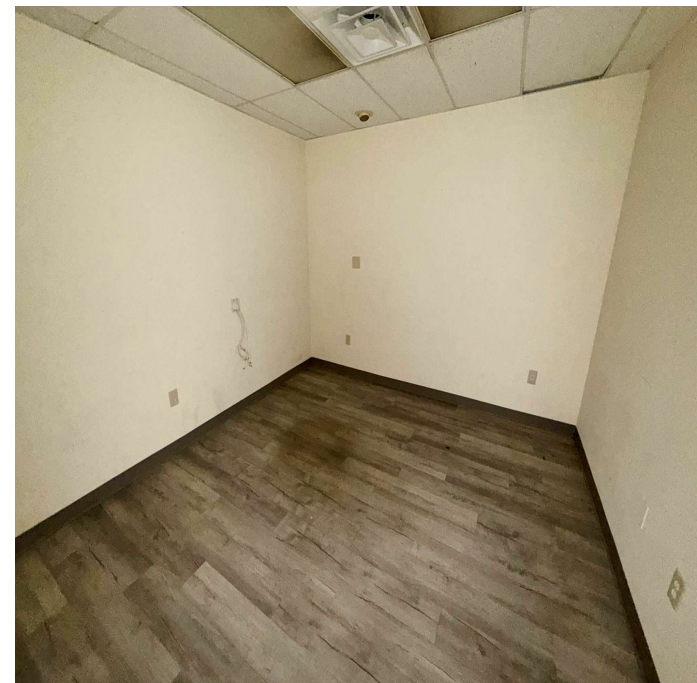
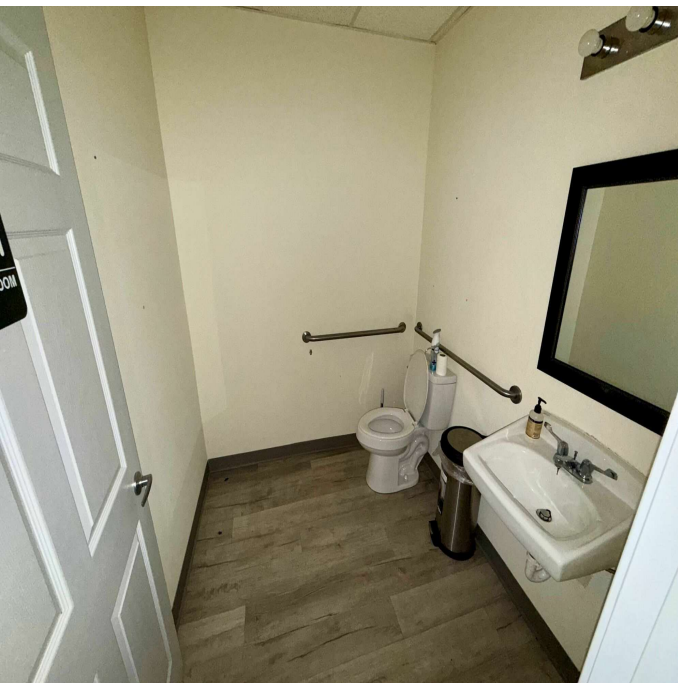
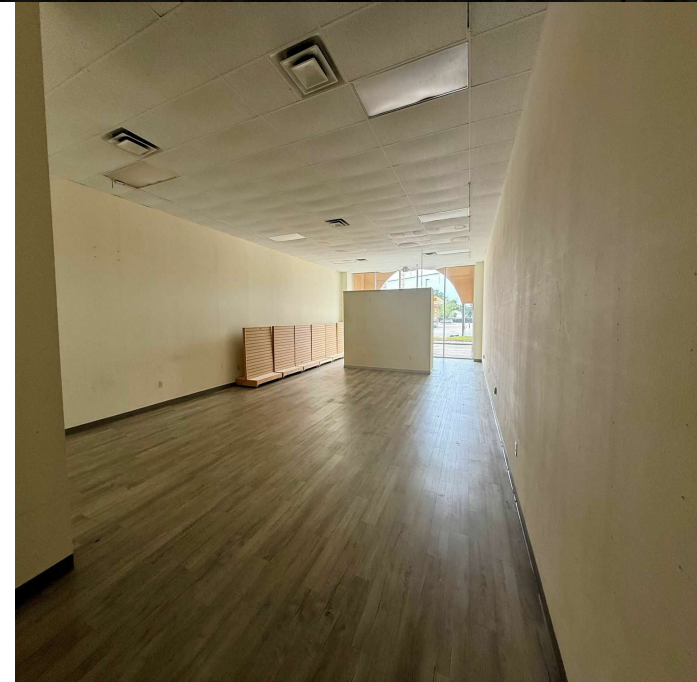
LEASE INFORMATION

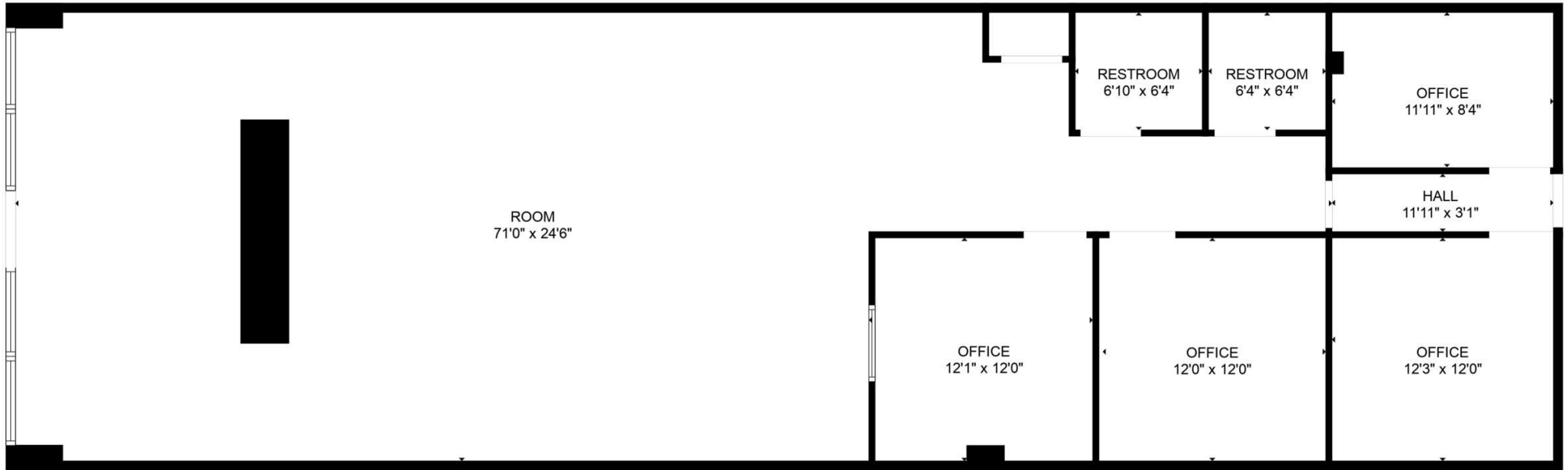
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,058 - 2,450 SF	Lease Rate:	\$13.00 SF/yr

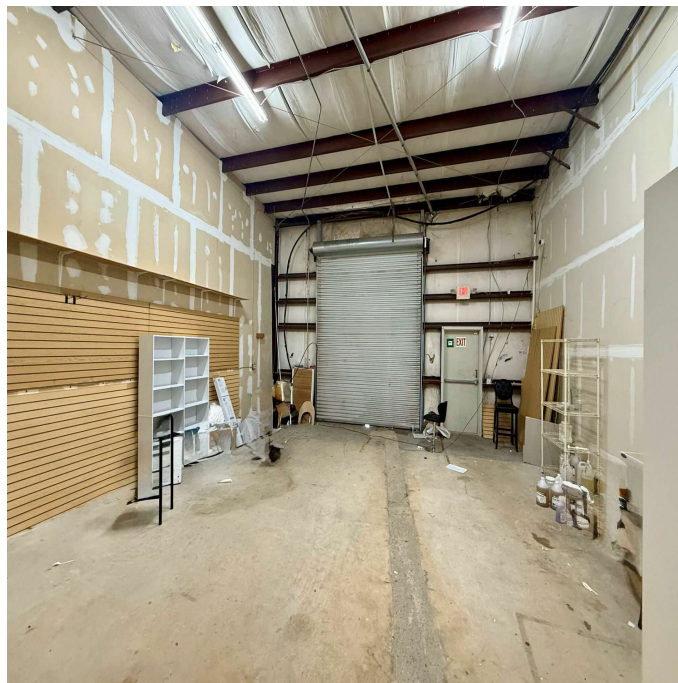
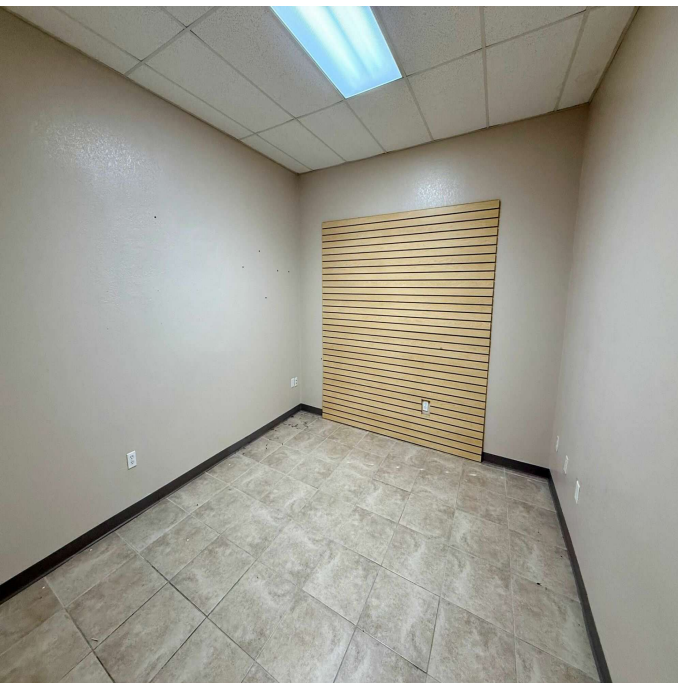
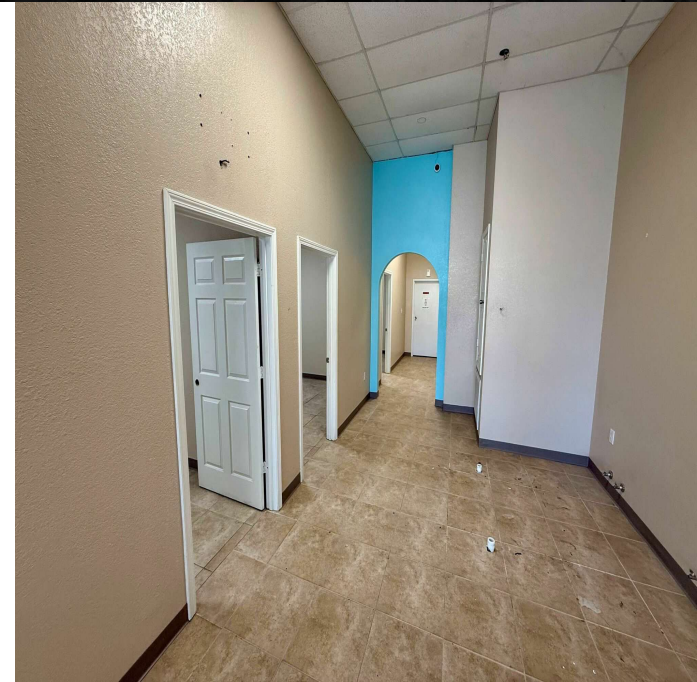
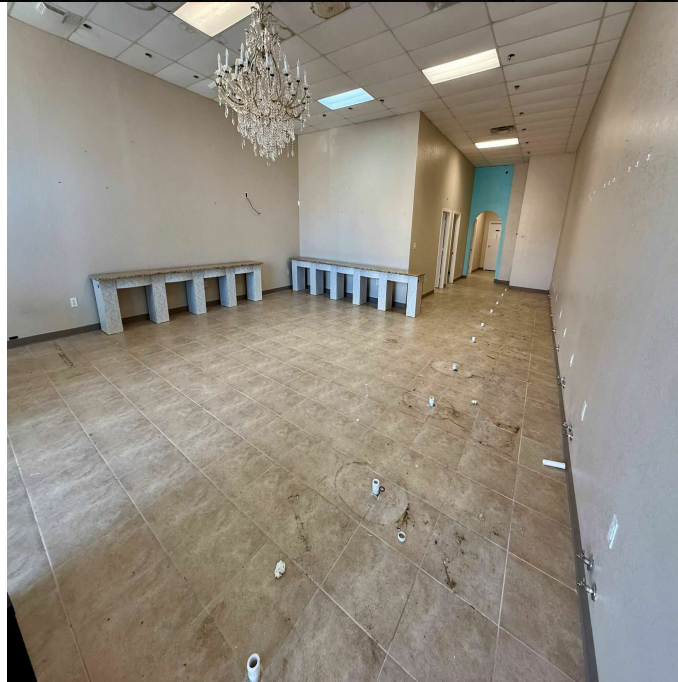
AVAILABLE SPACES

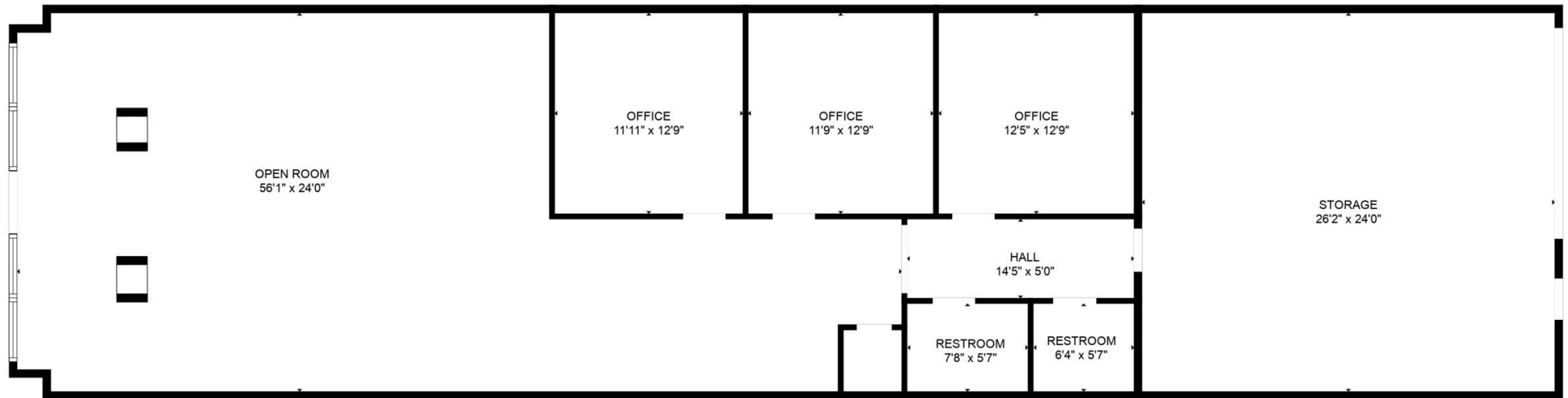
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	2,450 SF	NNN	\$13.00 SF/yr	11-foot drop ceilings, four offices, and two ADA-compliant restrooms.
Suite 5	Available	2,058 SF	NNN	\$13.00 SF/yr	Coming Soon Available July 1, 2025

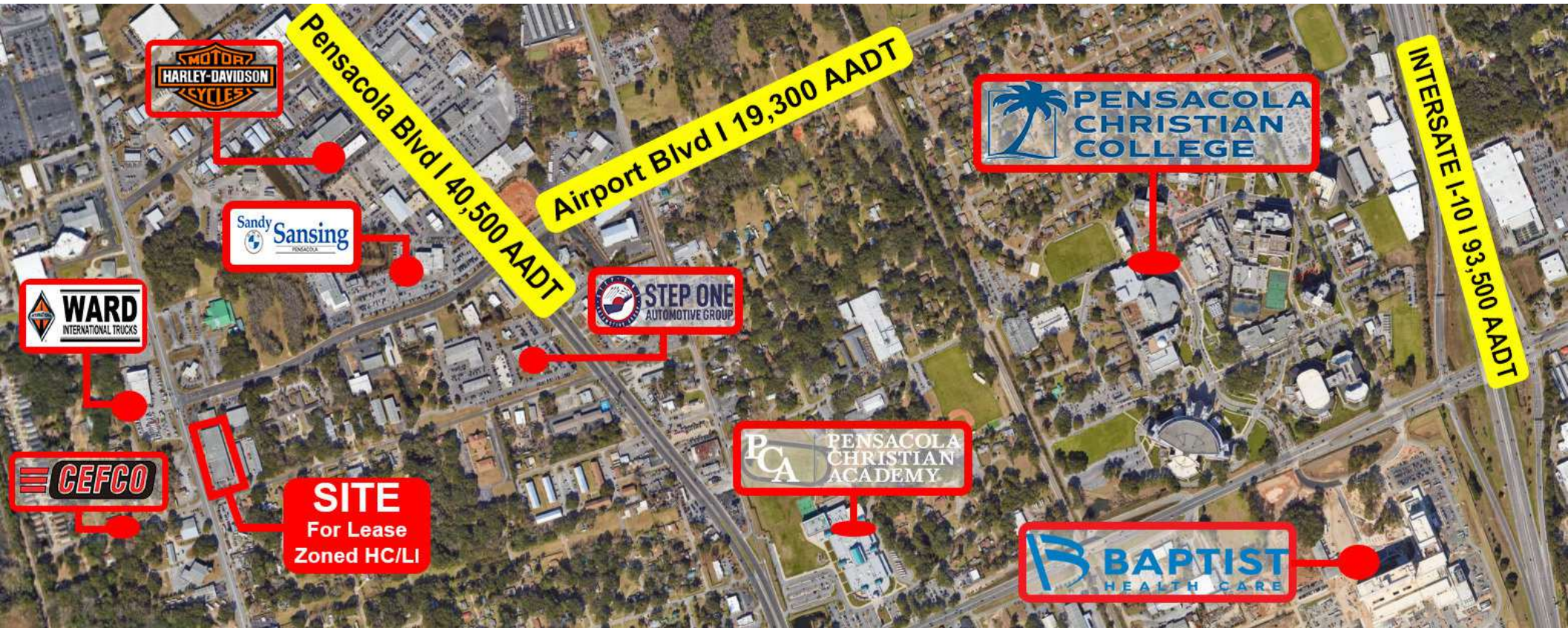




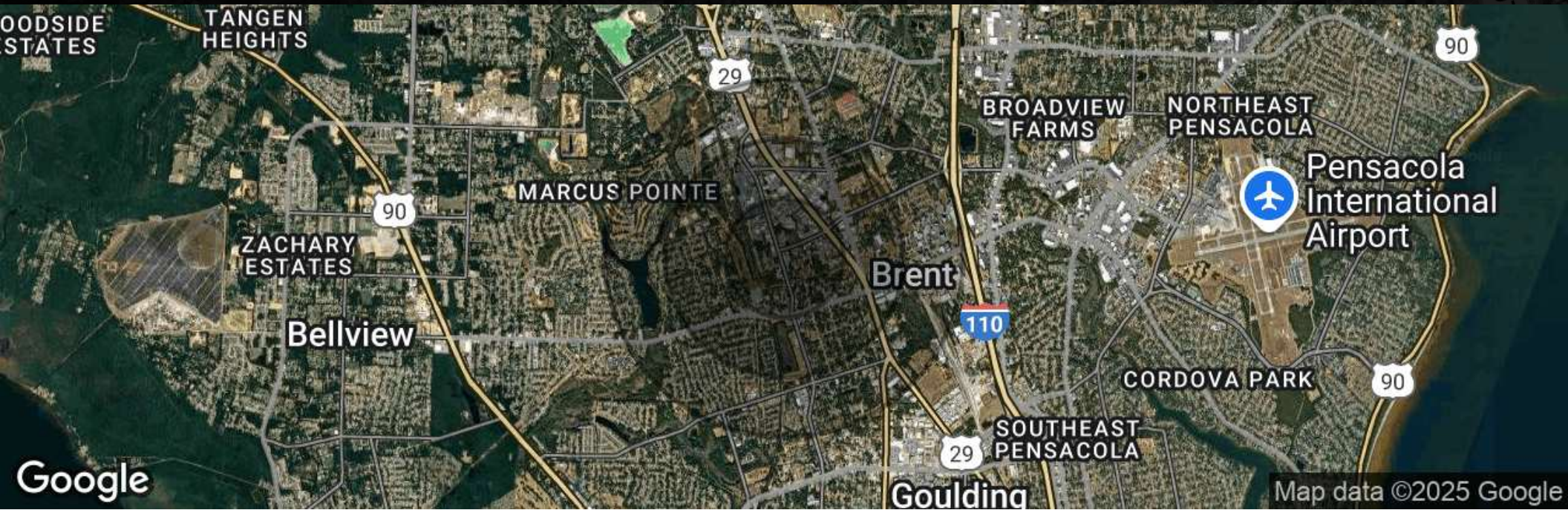












POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	938	5,022	17,349
Average Age	42	39	34
Average Age (Male)	41	38	33
Average Age (Female)	43	40	36

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	391	1,919	5,061
# of Persons per HH	2.4	2.6	3.4
Average HH Income	\$53,077	\$51,431	\$63,089
Average House Value	\$152,197	\$170,134	\$181,836

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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