

REDEVELOPMENT OPPORTUNITY | \$14.751 BILLION IN 2026 TRADE-AREA SALES
5-mile radius



Prominent Location Along Pensacola's Established Automotive Corridor

Positioned along one of Pensacola's most established commercial corridors, 6911 Pensacola Boulevard presents a compelling redevelopment opportunity in the heart of Car City. The property is currently improved with an operating two-story, 121-room budget hotel totaling approximately 56,907 square feet; however, the site is being marketed based on its redevelopment potential and highest and best use.



**4.3480 AC
HC/LI Land**

- Price: \$3,850,000 | \$20.32 PSF (LAND)
- Zoning: HC/LI
- Traffic Count: 41,500 CPD
- Frontage: 255'

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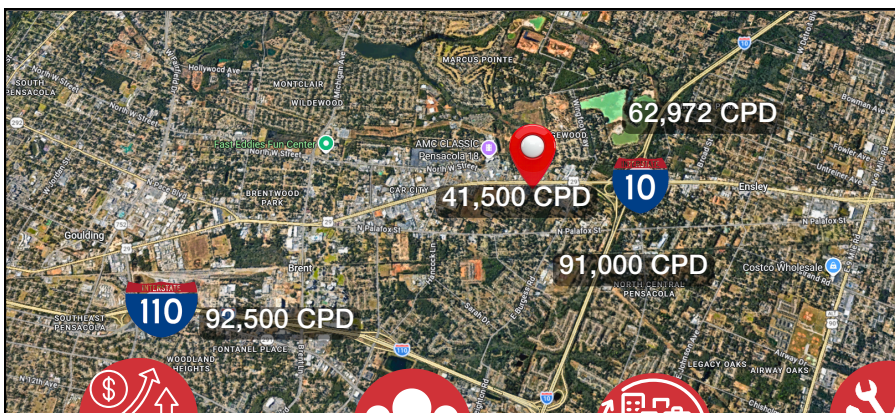
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Notably, the property is positioned squarely within Pensacola's iconic Car City corridor, a concentrated automotive retail and service district that draws consistent traffic from throughout Escambia and Santa Rosa counties. The surrounding area includes major dealerships, automotive service providers, regional hotels, national retailers, fast-casual restaurants, and light industrial users, creating a dynamic commercial ecosystem with strong visibility and natural demand for showroom, service, B2B, and other commercial uses.

Power Highlights

- Prime Car City Redevelopment Opportunity
- Operating 121-Room Hotel on a 56,907 SF Improvement
- 255 Feet of Frontage on Pensacola Boulevard
- Exceptional Visibility to 41,500 Vehicles Per Day
- Minutes from the Interstate 10 Interchange
- I-10 Traffic Volumes of Approximately 91,000 Vehicles Per Day



Property Description

- 4.3480 AC +/-
- Zoned HC/LI
- 271S303101002042
- 255 FT Frontage
- 255' x 574



Total Sales
\$14.71B

to Date 2026



Population
161,479



Business
7,300



**Automotive After
Market Sales**
\$167M



Total Employees
96,725

5-MI RADIUS

Source: Site to Do Business

Excellent Potential for Commercial, Hospitality or Mixed-Use Redevelopment

The property offers approximately 255 feet of frontage along Pensacola Boulevard, providing prominent exposure to approximately 41,500 vehicles per day. Located less than one mile from the Interstate 10 interchange, where traffic volumes reach approximately 91,000 vehicles per day, the site benefits from efficient east-west and north-south regional connectivity.

Located within Pensacola's established Car City corridor, the property is surrounded by nationally branded automotive dealerships, hotels, restaurants, retailers, and service-oriented businesses that attract customers from throughout Northwest Florida and Southern Alabama. Its substantial existing improvements, high-visibility frontage, and interstate proximity create a strong foundation for a variety of potential redevelopment concepts.

Potential uses may include automotive-related development, industrial or flex space, fleet operations, distribution, last-mile logistics, hospitality, retail, or other commercial uses, subject to zoning, governmental approvals, market feasibility, and buyer due diligence. Although the existing 121-room hotel may offer continued or interim operating potential, the property is being marketed primarily for redevelopment to capitalize on the site's strategic location, scale, visibility, and surrounding commercial activity.



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