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# FREESTANDING RETAIL OPPORTUNITY

427 W GARDEN STREET , PENSACOLA, FL 32502



PROPERTY DESCRIPTION

Excellent +/- 3,771 SF retail or office space available for lease in the heart of downtown Pensacola. The property has great visibility along Garden Street, which experiences 23,500 AADT. The site allows for easy access and has a private surface parking lot. The one-story building has two bathrooms, a kitchenette, and a reception area. The building features a 20' x 20' 10" room with display shelving, storage cabinets, and a 10' island with storage. Located just blocks away from the Pensacola Bay waterfront, the property is surrounded by numerous businesses, national retailers, and restaurants. Local schools, parks, churches, marinas, and yacht clubs are in close proximity to the site. Nearby national retailers include Publix, Walgreens, Dollar General, Pep Boys, Circle K, Hancock Bank, Regions, Anytime Fitness, Starbucks, Whataburger, Waffle House, and many more.

PROPERTY HIGHLIGHTS

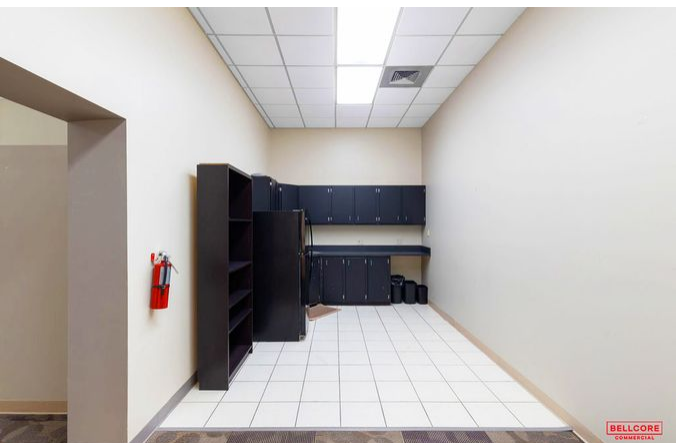
- Excellent retail or office space available in downtown Pensacola
- Blocks from the Pensacola Bay Waterfront
- Ideally located off of Garden St which experiences over 23,500 VPD

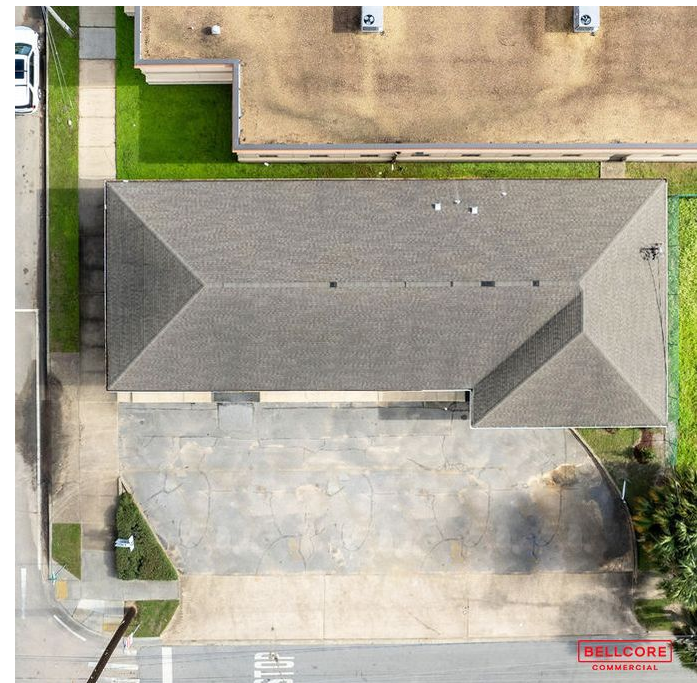
OFFERING SUMMARY

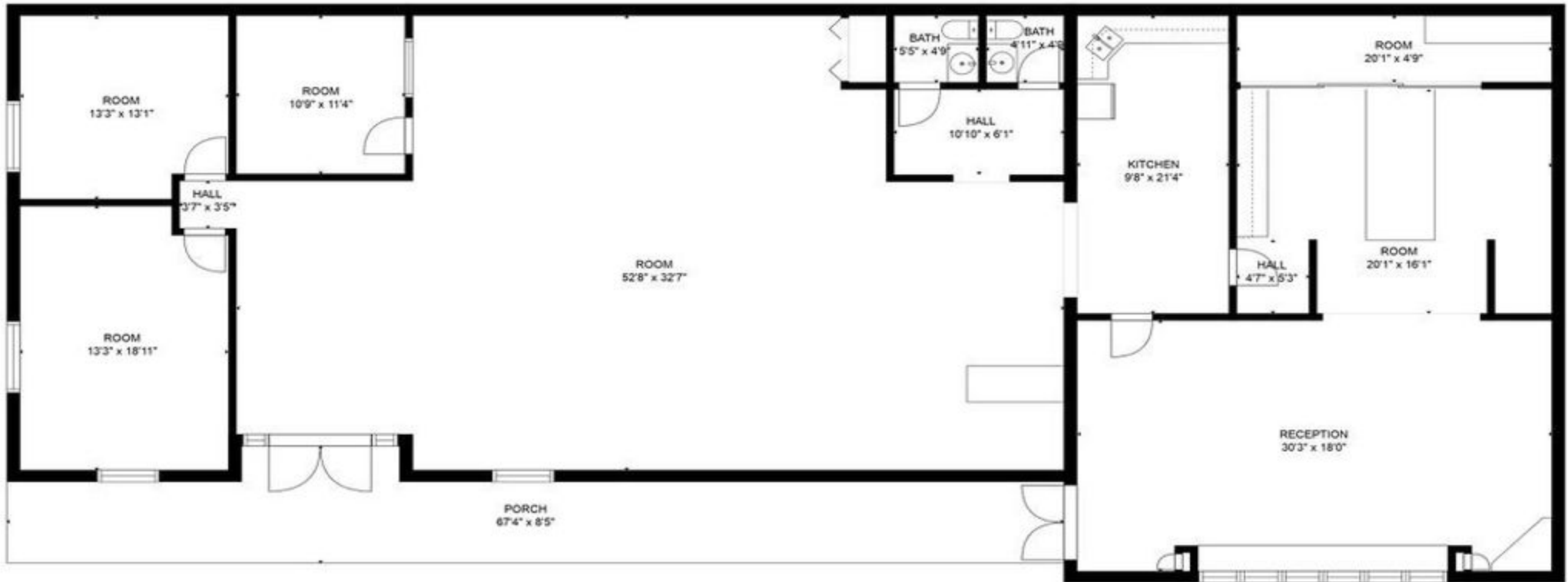
Lease Rate:	\$66,500.00 per year (NNN)
Number of Units:	1
Available SF:	3,771 SF
Lot Size:	0.2 Acres
Zoning	C-3
Property Type	Retail
Traffic Count	23,500
Market	Pensacola

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,465	9,704	19,608
Total Population	4,772	18,577	39,405
Average HH Income	\$50,880	\$48,414	\$53,386









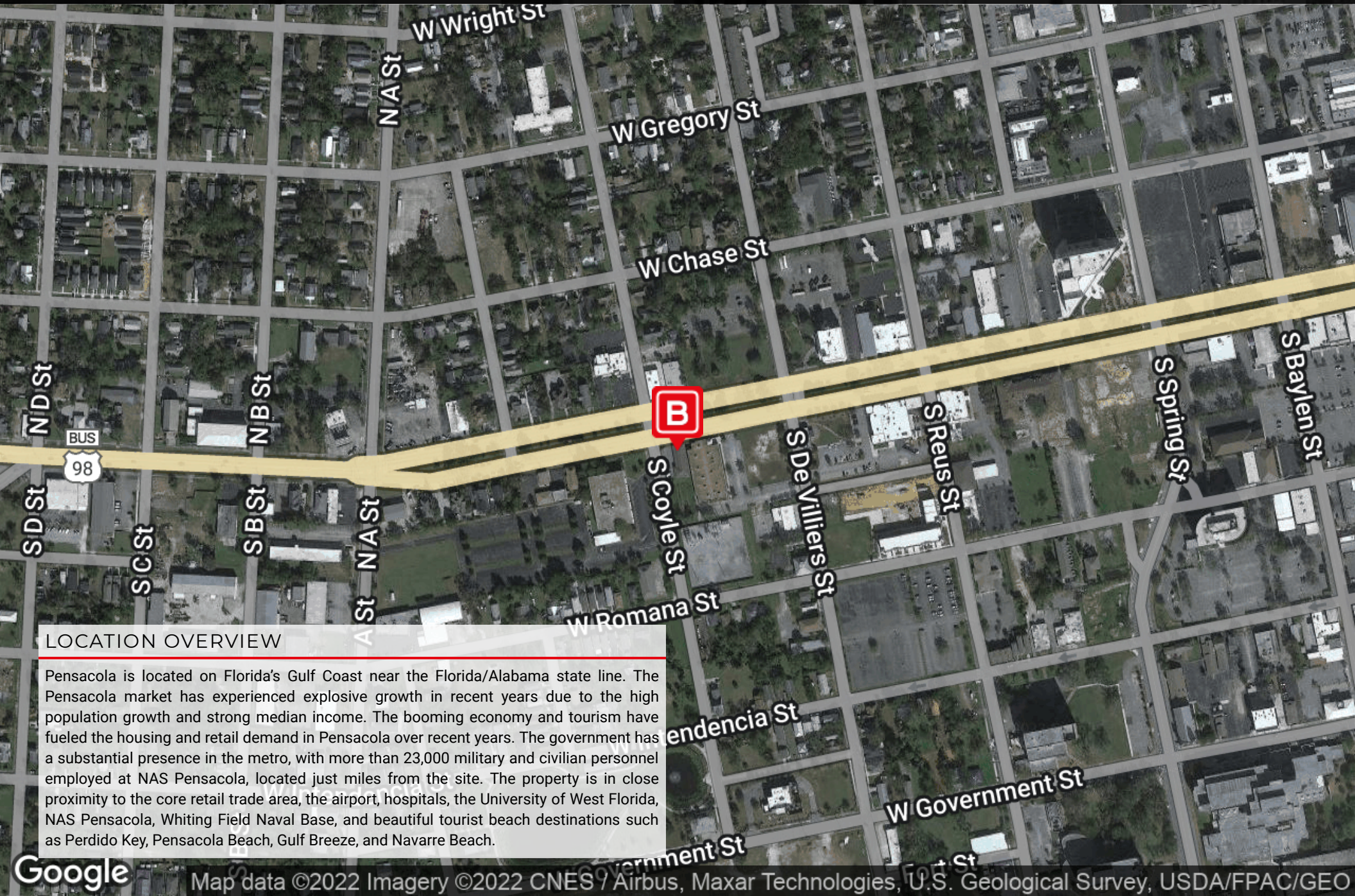
Estimated areas

GLA FLOOR 1: 3771 sq. ft

Total GLA 3771 sq. ft, total scanned area 4018 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





LOCATION OVERVIEW

Pensacola is located on Florida's Gulf Coast near the Florida/Alabama state line. The Pensacola market has experienced explosive growth in recent years due to the high population growth and strong median income. The booming economy and tourism have fueled the housing and retail demand in Pensacola over recent years. The government has a substantial presence in the metro, with more than 23,000 military and civilian personnel employed at NAS Pensacola, located just miles from the site. The property is in close proximity to the core retail trade area, the airport, hospitals, the University of West Florida, NAS Pensacola, Whiting Field Naval Base, and beautiful tourist beach destinations such as Perdido Key, Pensacola Beach, Gulf Breeze, and Navarre Beach.











POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,772	18,577	39,405
Average Age	36.4	39.3	40.4
Average Age (Male)	35.9	37.8	38.2
Average Age (Female)	37.3	40.9	42.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,465	9,704	19,608
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$50,880	\$48,414	\$53,386
Average House Value	\$177,946	\$176,476	\$164,725

\* Demographic data derived from 2020 ACS - US Census

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

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**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.

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