

VACANT QSR OWNER-USER OPPORTUNITY

VERO
CAPITAL GROUP

FREESTANDING DRIVE-THRU IN DOMINANT RETAIL CORRIDOR

INTERSTATE 110 93,500 VPD

BJ's

FLOOR DECOR

Academy
SPORTS+OUTDOORS

JCPenney

JIM'N NICK'S
COMMUNITY
BAR-B-Q

MOE'S
SOUTHWEST GRILL

Cheddar's
SCRATCH KITCHEN

NORTH DAVIS PARKWAY (43,000 VPD)

tru
by Hilton

ESTD 1957
THE
HONEY BAKED
Hamco

7012 N DAVIS HWY,
PENSACOLA, FL 32504

LISTING AGENTS



JARETT ZACKMAN

Managing Partner
D: (917) 232-7868
jarett@verocapitalgroup.com
FL License No. SL3595288



MICHAEL TALBERT

Managing Partner
D: (973) 294-8249
michael@verocapitalgroup.com
FL License No. SL3418448



CHARLES MOODY

Managing Partner
D: (772) 539-1153
charles@verocapitalgroup.com
Broker of Record
FL License No. BK340449

EXECUTIVE SUMMARY

Vero Capital Group is pleased to present an exclusive opportunity to acquire 7012 N Davis Highway in Pensacola, Florida. The offering consists of a freestanding commercial building positioned along one of the city's primary retail corridors at the intersection of North Davis Highway and Highway 742. The property benefits from exceptional visibility, strong access, and combined traffic counts of approximately 70,000 vehicles per day.

The site is positioned in the center of a dominant retail node anchored by University Town Plaza, which includes BJ's Wholesale Club, Academy Sports + Outdoors, Floor & Decor, and JCPenney. Surrounding national retailers and restaurants such as Cheddar's, Texas Roadhouse, Jimmy John's, Burger King, and Moe's drive consistent consumer activity throughout the day. The property is also directly adjacent to Tru by Hilton, further supporting traffic and demand in the immediate area.

With its strategic location, strong co-tenancy, and high traffic exposure, 7012 N Davis Highway presents an attractive opportunity for investors or owner-users seeking a well-located asset in a proven Pensacola retail corridor.

INVESTMENT HIGHLIGHTS

HIGH-EXPOSURE LOCATION ON NORTH DAVIS HIGHWAY

7012 N Davis Highway benefits from direct frontage along one of Pensacola's primary north-south thoroughfares, with traffic counts of approximately 43,000 vehicles per day. The strong daily traffic and clear visibility along this corridor provide consistent consumer exposure and strong branding potential for retail or restaurant users.

POSITIONED WITHIN A DOMINANT RETAIL CORRIDOR

The property sits in the heart of a well-established retail node anchored by University Town Plaza, which includes BJ's Wholesale Club, Academy Sports + Outdoors, Floor & Decor, and JCPenney. Surrounding national restaurants such as Cheddar's, Texas Roadhouse, Jimmy John's, Burger King, and Moe's further reinforce the area as a primary dining and shopping destination.

FREESTANDING QSR ON 0.70 ACRE

The offering consists of a 2,769 square foot freestanding building situated on approximately 30,056 square feet (0.70 acres) with 100 feet of frontage. The site is configured for fast food or drive-thru use, making it an ideal opportunity for a QSR operator, franchisee, or investor targeting a high-traffic retail corridor.

COMMERCIAL ZONING WITH USE FLEXIBILITY

Zoned Commercial – General Commercial (COM), the property allows for a wide range of retail and service uses. The existing land use designation as Fast Food Restaurant / Drive-Thru supports continued restaurant operation while also offering flexibility for repositioning or alternative commercial concepts.

PROPERTY DATA



LIST PRICE
\$1,475,000

ASSET OVERVIEW

ADDRESS 7012 N Davis Hwy Pensacola, FL 32504

PROPERTY TYPE Vacant Building

OWNERSHIP TYPE Fee Simple

PROPERTY ZONING COM

YEAR BUILT 1977

BUILDING SIZE (SF) 2,769 SF

PARCEL SIZE (ACRES) 0.704 Acres

PARCEL SIZE (SF) 30,056 SF

LOCATION OVERVIEW

Pensacola, Florida

Pensacola is a coastal city in the Florida Panhandle and serves as the county seat of Escambia County. With a city population of approximately 55,000 and more than 500,000 residents in the broader Pensacola metropolitan area, the region functions as the primary economic and retail hub for Northwest Florida and portions of South Alabama. Its position along Interstate 10 places it within a four-hour drive of major markets including New Orleans, Mobile, Tallahassee, and Jacksonville, supporting regional commerce and tourism.

The local economy is anchored by a diverse mix of military, healthcare, education, tourism, and logistics. Naval Air Station Pensacola, one of the region's largest employers, provides a stable employment base and consistent population inflow. Healthcare systems such as Baptist Health Care and Ascension Sacred Heart serve the broader Gulf Coast, while the University of West Florida contributes over 13,000 students and faculty to the area's workforce and consumer base. These institutions provide economic resilience and year-round activity beyond seasonal tourism.

Tourism remains a major economic driver, supported by Pensacola Beach, historic downtown Pensacola, and a strong hospitality sector. The area attracts visitors throughout the year for its white-sand beaches, fishing, boating, and cultural events. This consistent visitor traffic supports retail, dining, and service-oriented businesses across the market, particularly along major commercial corridors.

North Davis Highway is one of Pensacola's primary north-south thoroughfares and serves as a major retail spine for the city. The corridor is characterized by national retailers, grocery-anchored centers, automotive dealerships, healthcare providers, and a dense concentration of quick-service and full-service restaurants. Strong daily traffic counts and established co-tenancy make this area one of the most sought-after retail submarkets in the region.

Pensacola continues to benefit from steady population growth, in-migration from other Southeastern states, and ongoing residential development throughout Escambia County. Its combination of military presence, coastal tourism, regional healthcare, and established retail infrastructure positions the market as a stable and attractive location for retail and restaurant investment opportunities.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (2024)	21,100	101,500	185,700
Median Household Income	\$60,900	\$63,300	\$65,400
2029 Income Projection	\$64,300	\$80,000	\$80,100
Projected Income Growth	+6%	+26%	+22%





WAFFLE HOUSE

TEXAS

MOE'S
SOUTHWEST GRILL

Cheddar's
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7 / 7012 N Davis Hwy Pensacola, FL



WHATABURGER

BANK OF AMERICA

Bubba's 33

SIGNALIZED INTERSECTION
70,000 COMBINED VPD



... ESTD 1957 ...
THE HONEY BAKED
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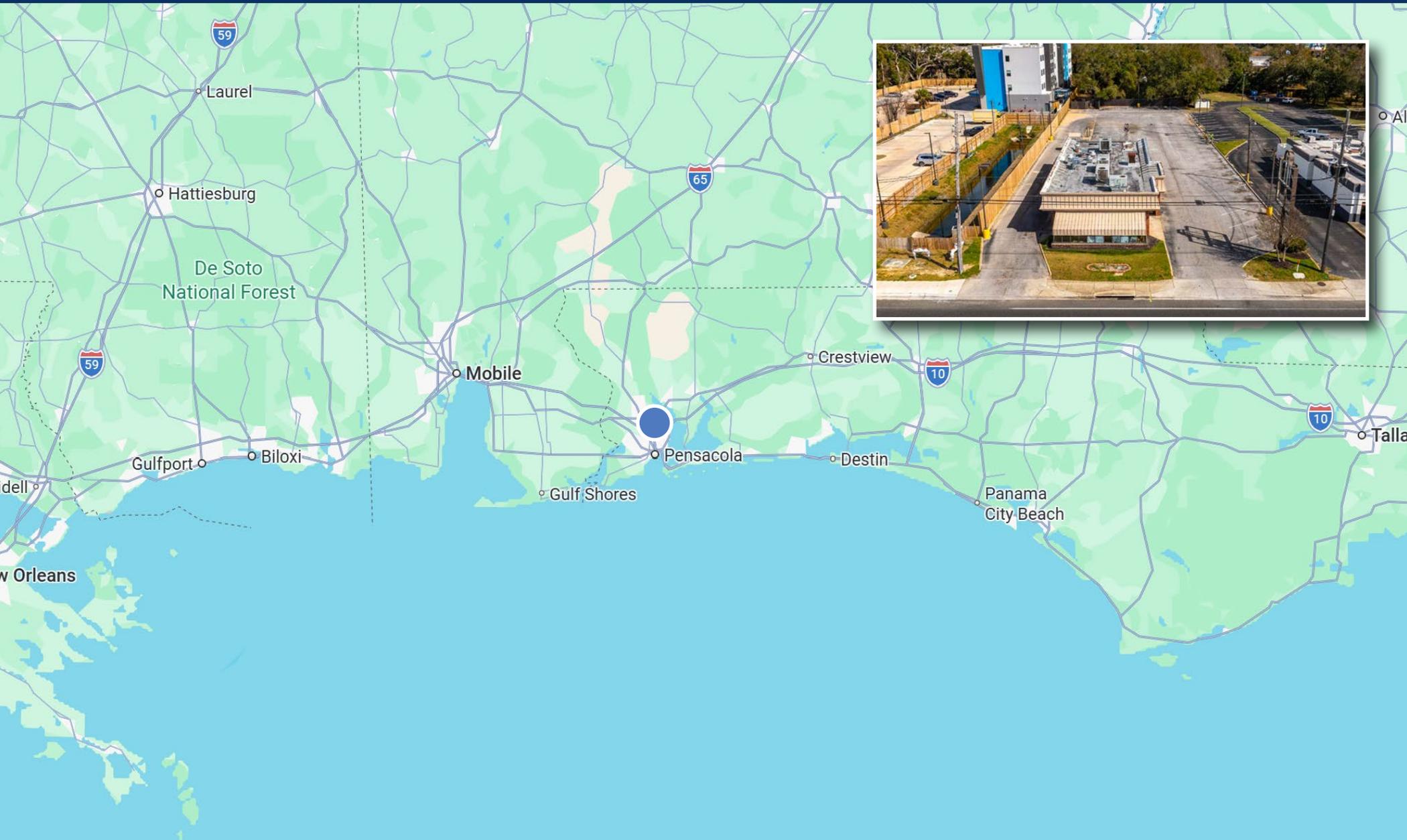
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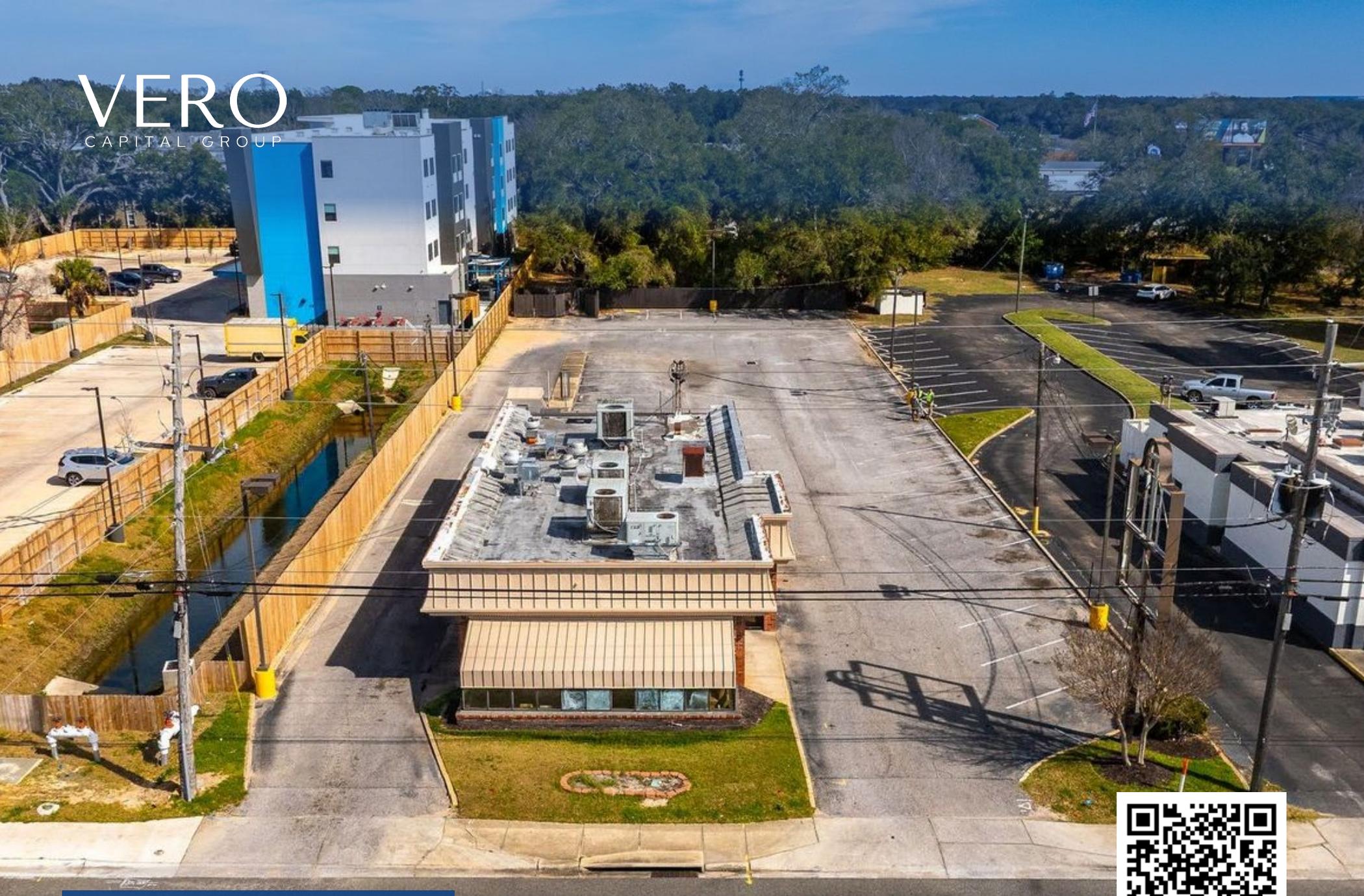
tru
by Hilton

AERIAL OVERVIEW



REGIONAL MAP





FL Broker of Record: Charles Moody
FL License No. BK340449

