

BELLCORE
COMMERCIAL



FREESTANDING OFFICE BUILDING

601 SOUTH PALAFOX STREET , PENSACOLA, FL 32502



PROPERTY DESCRIPTION

Exceptional opportunity to lease a +/- 4,400 SF freestanding office building in the heart of downtown Pensacola, Florida. This highly visible property is strategically positioned along South Palafox Street, benefiting from a daily traffic count of 6,200 (AADT), ensuring excellent exposure. The office offers easy accessibility and is only blocks from the scenic Pensacola Bay waterfront, making it an ideal location for businesses seeking a prestigious downtown address. The surrounding area is a vibrant commercial hub with a diverse mix of businesses, restaurants, and national retailers. Major brands like Publix, Walgreens, Dollar General, Regions Bank, Shell, and Pep Boys are all within close proximity. Additionally, the site is conveniently located near Pensacola International Airport, making it an attractive option for companies that host out-of-town clients or require frequent travel connections. This prime location offers a blend of professional prestige, convenience, and proximity to key city landmarks, making it perfect for a variety of business uses.

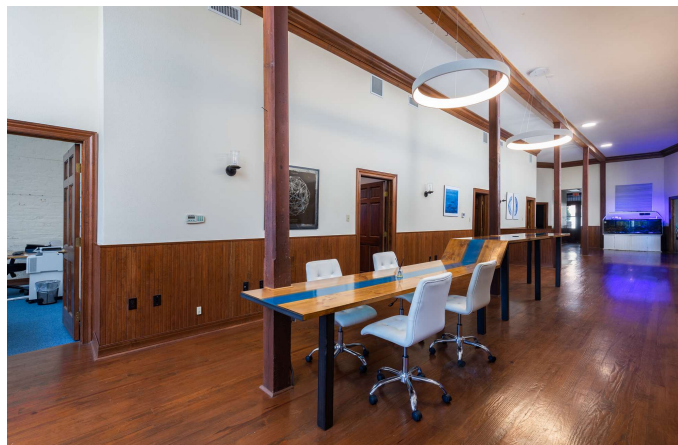
FOR LEASE | FREESTANDING OFFICE BUILDING

PROPERTY HIGHLIGHTS

- Convenient access to downtown Pensacola
- Well-suited for a variety of businesses
- High-exposure location for increased foot traffic
- Ideal for companies seeking expansion and growth
- Diverse dining and retail options nearby

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr
Triple Net Rate:	\$8.22 SF/yr
Available SF:	4,400 SF
Zoning	SPBD
Property Type	Office
Traffic Count	6,200









POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	1,932	13,827	33,441
Average Age	44.0	38.8	40.4
Average Age (Male)	42.7	37.5	38.7
Average Age (Female)	45.0	40.1	42.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,194	7,640	16,757
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$66,340	\$57,450	\$58,069
Average House Value	\$265,090	\$216,602	\$189,337

* Demographic data derived from 2020 ACS - US Census

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**rob@bellcorecommercial.com
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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.

Bellcore Commercial
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